BUY - SELL

the Exchange

Eastern Washington

January 22-28, 2026

Classified Ad Deadline: Wednesday 12pm

509-922-3456 Call/Text I 5111 E. Trent Avenue, Spokane I www.PacificNW.Exchange VOL. XLV NO. 24 I ***FREE!***

38TH ANNUAL INLAND NORTHWEST

RV SHOW

ON NOW!

Jan 22-25

SPOKANE FAIRGROUNDS

Thursday: 12pm-7pm Friday: 10am-7pm

Saturday: 10am-7pm Sunday: 10am-4pm

www.spokaneRVshow.com

CHORKIE CHIHUAHUA/ YORKIE

Born October 29, 2025. Vaccines & deworming up to date, ready to go, $450 each. Text or call 509-666-9794 Spokane Valley

REVERSE MORTGAGE

A Better Way to Retire! Call 208-762-6887. Local representative, free information. Larry Waters, NMLS #400451. Mutual of Omaha Mortgage, NMLS #1025894. (These materials are not from, or approved by, HUD or FHA. Subject to Credit Approval.) M00MR.1219.23. Equal Housing Lender. Serving Idaho & Washington

DRY BOX INC.

Shipping Containers for sale & rent, 20', 40', 45', 53', dry & refrigerated containers, local experts serving WA & ID. Visit www.-DryBoxUSA.com or call 509-992-1020

SPACIOUS & OPEN HOME ON THE SOUTH HILL

Open House January 24, 1pm-4pm. 1718 E 60th Ave, Spokane. Five bedroom South Hill home with 3 baths! Generous .34 acre yard in quiet cul-de-sac walkable to High Drive trail. Chef's kitchen with large granite island, gas range, abundant cabinets & open layout. Primary bedroom features double closets & ensuite. Well maintained home is move-in-ready. Light & bright lower level includes second living room & private home office. Cozy gas & wood burning fireplaces. $650,000. Call Mikayla Hoffman, 509-270-6796, Realty One Group Eclipse

BIGFOOT RECORDS IN THE GARLAND DISTRICT HAS 2000+ NEW VINYL

Records & CDs in stock, as well as used vinyl, CDs, cassettes, stereo equipment & clothing! Always buying, willing to travel to you! Now open 7 days a week! Monday-Saturday, 10am-5pm; Sundays, 10am-3pm. 905 W. Garland Avenue, Spokane. Store, 509-325-0486; Mike cell, 509-342-6208 Spokane https://Big-FootRecordsSpokane.com/

CONSIGN SOON FOR OUR NEXT ONLINE AUCTION MARCH 27

Auction Northwest is always accepting consignment of equipment, vehicles, tools, ATVs, building supplies, trailers, RVs, farm implements, surplus & more. Unsure if we will consign something? Just give us a call! We strive to provide a great experience & trusted service to both consigners & buyers with our Online Equipment Auctions. We also do online & in-person auctions for business liquidations & entire estates. We are located at 3156 N. Beck Road, Post Falls, Idaho. Open Tuesday through Friday, 8am-4pm. Contact info@auction-nw.com or call 208-994-6003. To register & see photos: www.AuctionNorthwestLLC.HiBid.-com

THE INLAND NORTHWEST'S #1 TOWING COMPANY

Proudly serving Eastern Washington with the most competitive rates & best service available 24/7. Used by AAA, Agero, State Farm & most other insurance companies! Call our friendly staff, Tri County Towing 509-671-3020 Colville

APPLIANCE WAREHOUSE DRYER BLOWOUT SALE!

We are your One Stop Shop for buying a quality used appliance with a warranty or dropping off your unwanted appliance. Refrigerators $289 & up, washers $289 & up, Stoves $189 & up, Dryers $100 & up, freezers & more! Prices may vary on stock. Call us at 509-487-8209. Appliance Warehouse, 5302 N Haven St, Spokane

THE HEIGHTS MOTEL IN AIRWAY HEIGHTS HAS VACANCIES

Great weekly rates: studio, $349; 1 or 2 bedroom, $399. 13504 W. Sunset Highway, Airway Heights. Call 509-481-7338

SPOKANE AGSHOW

CULTIVATED BY GSI

Connecting Our Community, Cultivating Our Industry.

• Meet with ag professionals and create relationships
• Learn valuable information from the experts
• Grow the next generation of ag professionals

FEBRUARY 3-5, 2026

Early Bird Ticket Special
$4 OFF until Jan 30

Spokane Convention Center - 334 W. Spokane Falls Blvd

www.AgShow.org

INLAND NORTHWEST RAIL MUSEUM OPEN SATURDAYS ONLY

In January from 10am-5pm. Ride our 2' gauge train, learn the history of Inland Northwest Railroading, view memorabilia, drive a railroad spike, see model trains run, tour the museum train & have fun! 27300 Sprinkle Road, Reardan. 25 miles West of Spokane on Hwy 2 at 231 S. 509-796-3377 www.InlandNWRailMuseum.com

DISCOVERY SHOP IS READY FOR VALENTINE'S DAY!

Shop for clothing, jewelry, accessories, holiday décor, collectibles, gifts & more! Discovery Shop, 805 W. Garland Avenue, Spokane. 509-328-9373 Spokane

BIEWER TERRIER PUPPIES

Born June 28, AKC registered, vet check, deworming & vaccines up to date, males, $750. Texts please, 509-666-9794 Spokane Valley

JSA JS JS JSA

NO RESERVE

MONTHLY AUCTIONS:

Jan. 28 & 29 | Feb. 25 & 26

JStoutAuction.com | 888.230.8840

J. STOUT AUCTIONS

DL CONSTRUCTION SUPPLY

Your Local Home Improvement Store

- Pole Barn Packages
- Shower Solutions
- Cabinets & Hardware
- RV/ Boat Carports
- Gazebos & Decking
- Privacy Panels
- Paint
- Countertops
- Metal Roofing/Siding
- Flooring & Roofing
- Lumber
- Tile
- Insulation
- Windows
- Doors & Trim
- Fauxstone
- Hardscapes

509-479-9975 • DLConstruction.Supply • 3940 Fir Street, Loon Lake

GARAGE/ ESTATE SALES & EVENTS

COMBINES • FEEDERS • ANTIQUES • HEAVY EQUIPMENT • FARM MACHINERY • TRUCK & TRAILER PARTS • TANKS • TOOLS • AUTOS • TRUCKS • HAY EQUIPMENT • SPRAYERS • IRRIGATION

DON'T MISS IT!

16TH ANNUAL ODESSA FIRE DEPARTMENT FARM EQUIPMENT AUCTION

Sale Date: Saturday, February 28, 2026, 9am

INSPECTION: Friday, February 27, 8am-5pm

LOCATION: 108 E. Railroad Ave. N., Odessa WA, 99159 (by Rocky Coulee Brewery) watch for signs

FOR CONTACT INFO: Don 509-988-0433, Roger 509-988-0226, to see complete listing go to www.OFDauction.com

GUEST AUCTIONEER: Jake Barth of Yarbro Auctions

NOW TAKING CONSIGNMENTS

69 Liftall L60; '84 IH w/ dump sander box; '83 Chev C70 w/ 16 ft bed; UTVs; ATVs; Motorcycles; Combine Header; Farm Fuel Tanks; Zero Turn mower plus one for parts; Iron & Steel Tubing, Angle Iron, Metal Rails; Square Tubing, Rebar, Grates

MORE COMING IN DAILY! CONSIGN NOW!

www.ofdauction.com

No Children under 13 allowed

JJ'S ESTATE SALE & AUCTION SERVICE

Is now scheduling sales for 2026. We can help you handle your Personal or Business Auction or Estate Sale. We take pride in what we do & helping people in Washington & Idaho. Free consultations! Call or text Rich, 509-218-2142

MOSES LAKE MOVING SALE

Friday & Saturday, January 23 & 24, 8am to 4pm. 225 E. Inglewood Drive. Ham radio equipment, lots of reloading equipment, 3 piece oak desk, Toro mower, tools, yard items, housewares, lots of miscellaneous!

INTRODUCING LAKE STREET MARKET IN REARDAN

At the Community Hall, 120 N. Lake Street. Shop local, pop-in & shop! Next Saturday market date February 21. www.ReardanCommunityHall.com

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DEER PARK ESTATE SALE BY SPOKANE ESTATE SALES

Thursday, Friday & Saturday, January 22, 23 & 24, 10am-4pm. 3808 W. Montgomery Road, just North of Deer Park. Newer Kubota L3560 tractor, firearms, hunting, fishing, men's clothing, cast iron pans, tools, drill press, pressure washer, welders, Honda 7.5hp outboard, food, chemicals & paints, roll-a-way toolbox, table saw, shop shelving, dressers, newer double bed, 1996 Yamaha 350 quad, rolls of fencing, fence posts, lumber, scrap metal, dining table & chairs, farm table, TVs, books, artwork, MTM ammo crates, baseball hats, smokers, 55 gallon drums, canoe, storage totes, lawnmowers, gooseneck trailer, utility trailer, car trailer frame, scrap vehicle frames, 1970's & 80's Chevy/ GMC pickups & flatbed trucks, knives, axes, rabbits. www.Spokane-Estate-Sales.com

BUYING VINYL MUSIC RECORDS, LPs, ALBUMS & AUDIO EQUIPMENT

Buying vinyl records, CD's, cassette tapes, & collections, 33/45/78 RPM, all genres. Don't hesitate to text or call. Will travel. Joel, 509-710-3749 Spokane

YOU'LL FIND GREAT LUNCH SPECIALS AT CHINESE GARDENS!

Come see us at 5207 E Trent, Spokane. Or call in your order 509-534-8491. We're open 6 days a week, closed on Tuesdays

CONSIGN SOON FOR OUR NEXT ONLINE AUCTION MARCH 27

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SALES & AUCTION INDEX

SALES & EVENTS

Jan. 22 & 23, 9am-3pm	Owens Estate Sale	1514 S. Flint Rd, Airway Heights
Jan. 22 & 23, 9am-4pm	The Estate Company Estate Sale	213 S. Coho Road, Post Falls, Idaho
Jan. 22, 23 & 24, 10am-4pm	Deer Park Estate Sale by Spokane Estate Sales	3808 W. Montgomery Road, Deer Park
Jan. 23 & 24, 9am-4pm	VIP Estate Sale	2026 2115 E North Crescent, Spokane
Jan. 23 & 24, 8am-4pm	Moses Lake Moving Sale	225 E. Inglewood Drive, Moses Lake
Jan. 23 & 24, 10am-3pm	PV Estate Sale	2115 W. 1st Ave, Apartment #2, Spokane
Jan. 24, 9am-2pm	St. Joseph Semi Annual Used Book Sale	3720 E. Colbert Road, Colbert
Jan. 24 9am-4pm & Jan. 25, 10am-2pm	Lewiston Orchards Estate Sale	1516 Westview Court, Lewiston Orchards

AUCTIONS

Jan. 23, 12:30pm	Spokane Valley	Recovery Masters Washington	13417 E. Trent
Jan. 24, 11am	Cashmere	Abandoned Vehicle Auction B&T Towing	200 Titchenal Rd.
Ending Jan. 27, 11am	Online	Booker Auction Winter Auction	https://www.bookerauction.co/
Jan. 28, 8:30am	Livestream Online	J Stout Auctions	https://www.jstoutauction.com
Jan. 28, 12pm	Spokane	Nelson's Towing Auction	808 E. Houston Avenue
Jan. 29, 12pm	Okanogan	Randy's Towing #5244	2135 Elmway
Jan. 30, 12pm	Spokane Valley	Reliable Towing East Auction	13417 E. Trent
Feb.1, 12pm	Airway Heights	Owens Estate Auction	1514 S. Flint Rd
Feb. 28, 9am	Odessa	16th Annual Odessa Fire Dept. Farm Equipment Auction	108 E. Railroad Ave. N

CLIP & SAVE • IN PRINT & ONLINE EVERY THURSDAY

the Exchange

Call: **509-922-3456 or 800-326-2223**
Text: **509-922-3456**
5111 E. Trent Ave. Spokane, WA 99212

GARAGE/ ESTATE SALES, EVENTS & AUCTIONS

VIP ESTATE SALE

Friday & Saturday, January 23 & 24. 2115 E. North Crescent, Spokane, 9am-4pm. Rarely seen Stickley: floor & desk lamps, tables, chairs, couch & sideboard, Savoy dining table, Crate & Barrel twin sleeper, Thos. Moser Cabinet Makers handmade wing chair, ottoman & coffee table, Ballard Designs home office credenzas, 3 panel wall mirror set, Theodore Alexander Residency campaign desk, antique bonnet top high boy, LG stacking washer/ dryer, Mackenzie child's side tables, lamp & pottery, bookcase, area rugs, wall textiles, Kosta Boda art glass: Kjell Engman, Ulrica Hydman-Vallien, Bertil Vallien. Wall art: Pozzetti, R. Baxter, S. Ibata, Diana Godfrey, Joyce Furney, LL Aqualino, Nicola Gangi, Chris Coyne, John Widdicomm, Greg McGibbon. John Lombardi marble sculpture, Towle Old Colonial sterling flatware, Fournasetti High Fidelity tea cups, LeCreuset Cassis braiser, sauce & fry pan, Gaggia espresso maker, wine refrigerator, Schickel pottery, Dansk flatware, designer women's clothing, shoes & purses: Eileen Fisher, Akris, Stella McCartney & more. Men's watches, fine & costume jewelry, china, Dyson vacuums, Tivoli audio, wheelchairs, shower chair & more! Cash or check only, please bring your own bags, packing material & people to help move your items. This is a small home & entry will be restricted to a limited number of people at one time. Photos are on VIP Estate Sales Spokane facebook page. VIP Team

BIGFOOT RECORDS IN THE GARLAND DISTRICT HAS 2000+ NEW VINYL

Records & CDs in stock, as well as used vinyl, CDs, cassettes, stereo equipment & clothing! Always buying, willing to travel to you! Now open 7 days a week! Monday-Saturday, 10am-5pm; Sundays, 10am-3pm. 905 W. Garland Avenue, Spokane. Store, 509-325-0486; Mike cell, 509-342-6208 Spokane https://BigFootRecordsSpokane.com/

WE BUY MODERN TO ANTIQUE BOOKS!

Specializing in the rare & unusual, most genres & subjects wanted, comic books too! House calls available for larger collections. Call 509-863-7040. Giant Nerd Books, 607 W. Garland, Spokane

GOLD & SILVER COINS

Buy, sell, trade, loan. Lizzy's Coins & Jewelry, 123 Palouse Street, Wenatchee. 509-662-8521

NELSON'S TOWING AUCTION

Wednesday, January 28. Viewing at 11am & bidding at 12pm. 808 E. Houston Avenue, Spokane. 1992 Jeep Cherokee, red; 2018 Jeep Compass, black

FREE UPRIGHT PIANO

Oak finish, you haul, good condition. Call 509-285-4471, Oaksdale

THE ESTATE COMPANY ESTATE SALE

213 S. Coho Road, Post Falls, Idaho. River Run Gated Community, East of Templin's Red Lion Hotel. Take I-90 to Exit 5, then South on Spokane Street, East on 1st Street, follow signs. Please park on West side of street, numbers given out at 7am. Thursday & Friday, January 22 & 23, 9am to 4pm. Pretty, amazing Post Falls sale! Calia Italia white leather couch & 2 club chairs, Asian brass bed, Henredon gentleman's chest & nightstand, Henredon sideboard & 2 tall mirrors, Henredon bookcase, chrome/ glass coffee & end table & sofa table, Koch & Lowy floor lamp, 2 MCombo massage & power lift recliners, Henredon artifacts desk, office chair, corner desk, HP Laserjet printer, Saint John's bible books, hoosier cabinet, chrome bar stools, table with chairs, art deco & asian table lamps, floor lamps, Panasonic TV, vinyl records, floor ashtray, piano stool, antique bookstand, Ridgeway grandfather clock, art deco blue mirrored glass clock, Pottery Barn clock, model ship & Pan AM airplane, Eastlake chair & ottoman, vintage ceiling lamp, globe, art by Don Hamilton, Edie Dunlap, James Heger; Houses of Parliament lithographs, canvas art, prints, Norman Rockwell, tapestry, oriental & decorative rugs, burl wood statue, Bose stereo, artificial plants, seashells, vintage children's clothing, sport jackets & suits, GU shirts & jacket, USAF 50's flying jacket, men's & ladies clothing, Bauer bowl, Dresden, knife set, silver plate: coffee server, candelabras, goblets, trays, bowls; Wedgewood & Franciscan china, Lenox, cut glass, jade fruit, Keurig, electric wine opener, large blue cut glass, black dish set, vases, baskets, quilts, vintage linens & bedding, luggage, costume & bagged jewelry, turquoise, watches, crucifixes, rosaries, stamps, old papers, dolls, electric football game, campfire collection with books, outdoor wicker cushioned set, glass table, pots, BBQ, step ladder, outdoor cabinet, nestle shelving, chimes, milk jug, & much more! Beautiful sale, see you there! Pictures at www.HomesByNichols.com Tom 509-475-1313

NEED CASH? BUYING OLD SILVER DOLLARS & COINS

We are also buying gold, scrap & dental gold. Call or come in for a free quote or questions. 641 W Garland, Spokane. www.RedLineCoins.com 509-327-9402

RELIABLE TOWING EAST AUCTION

13417 E. Trent, Spokane Valley. Friday, January 30, viewing at 11am, auction at 12pm. ABC trailer, 1973 Comet trailer, 1978 Prim trailer, 1979 Pike trailer, motorhome chassis, 1978 Fruh 42' trailer, 2 10' utility trailers, 1998 BMW 7, 1991 Nissan Pathfinder, 2015 Nissan Versa, 2002 Ford F150, 2011 Chevy Tahoe, 2008 Saturn Outlook, 2014 Ford Mustang, 2020 Dodge Charger, 1997 Ford Expedition, 2011 Chevy Cruze, 2001 Chevy Malibu, 2008 Chevy Cobalt, 2008 Acura MDX, 2008 Chrysler Sebring

IN ACCORDANCE WITH THE REVISED CODE

Of Washington (RCW 46.55.130), Randy's Towing #5244 will sell to the highest bidder the following vehicles on Thursday, January 29, 2026 at 12pm. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-422-3170 for questions regarding this auction. The sale location is: 2135 Elmway, Okanogan. 1997 Ford F-450 SD, #1FDLF47G8VEB98242; 2006 Chevrolet Malibu, BJZ1362, #1G1ZT51886F276036; 2001 Chevrolet S10 Pickup, C96095U, #1GCDT13W21K236850; 1979 Chevy Dry Van, B40011E, #C17DD9V123600; 2010 Honda CR-V, NJ737U, #5J6RE4H58AL050106; 1992 Chevrolet P30, CCJ0603, #1GBKP37N3N3320057

ABANDONED VEHICLE AUCTION

Saturday, January 24, 2026, 11am. Viewing starts at 10am. B&T Towing, 200 Titchenal Road, Cashmere, Washington

RECOVERY MASTERS WASHINGTON

13417 E. Trent, Spokane Valley. Friday, January 23, viewing at 11:30am, auction at 12:30pm. 2001 Honda Odyssey

PREMIER AUCTION CENTER NOW HAS ONLINE AUCTIONS!

We are still having our live auction the second Friday of each month, so mark your calendars for Friday, February 13 & every other week our auctions will be online, check the details out here, PremierAuctionCenter.HiBid.com For information & pictures on our live auction, go to our regular website: www.PremierAuctionCenter.com

GET YOUR MAN CAVE TREASURES AT THE TROVE!

Stop by & browse our three floors of treasures & other collectibles! Large selection of books, gifts, music, candy, tools, vintage, jewelry, toys, glass, coins, knives, signs, automotive items, ephemera, video games, vinyl records, cassettes, CDs & so much more! Garland Treasure Trove, 811 W. Garland, Spokane. Stop in & find a treasure! Reg. hours: Tues-Sat., 11am-5pm. 509-863-9738 Spokane

Senior Center DANCE CALENDAR

for Members & Guests

FRIDAY, JANUARY 23

Valley Eagles - *16801 E. Sprague, Spokane Valley*
Music & Dance 7pm-10pm by **Desert HyWy Band**

North Side Eagles - *6410 N. Lidgerwood, Spokane*
Music & Dance 5pm-7pm by **Dan Chapman**
Music & Dance 7pm-10pm by **Comand Groundu**

Deer Park Eagles - *12 W. South Ave., Deer Park*
Music & Dance 4:30pm-7pm by **Treble Tones**

MONDAY, JANUARY 26

Corbin Senior Center - *827 W. Cleveland, Spokane*
Music 7pm-9pm by **TNT**

TUESDAY, JANUARY 27

Corbin Senior Center - *827 W. Cleveland, Spokane*
Music & Dance 1pm-3pm by **Dan Chapman**

VFW 1474 - *2902 E. Diamond, Spokane*
Music & Dance 5-7pm by **Bobby & Tommy**

WEDNESDAY, JANUARY 28

Valley Eagles - *16801 E. Sprague, Spokane Valley*
Music & Dance by **Cover to Cover**

Deer Park Eagles - *12 W. South Ave., Deer Park*
Music & Dance 4:30pm-7pm by **Don Sellers**

Want to Include Your Senior Dance?
Email: ComingEvents@spokane.Exchange
Text 509-924-3456 or *Call* Dick Baker, 509-924-2808

GARAGE/ ESTATE SALES & EVENTS

AUDRI'S ATTIC ESTATE SALES COMES TO THE SPOKANE VALLEY
Next week, Friday & Saturday, January 30 & 31, 9am-4pm. House is near Central Valley High School, watch for the address in next week's ad! This family home has over 40 years of vintage goodies ready for you! Two levels stuffed with retro furniture, decor, swag lights, Pyrex, vintage dishes & glasses, china, military uniforms & military items, vintage 70's clothing for men & women. He was a musician so we have guitars, cymbals, amps, speakers, & more! There's even a retro 1970's bar! Outside there's a shop of tools, power tools, garden tools & more. Everything in immaculate condition. Very clean house ready for a great sale! We take cash & cards. See pictures & video on our Facebook page & at www.AudrisAttic.com

RADIO VACUUM WANTED
Tubes or ham radio gear. 541-521-9733 Aurora

BUYING ESTATE CONTENTS
www.AbesDiscount.com for details, 509-939-9996, Spokane. Also buying old stuff. Call for flyer or see www.IBuyOldStuff.com Fair, honest & baloney free

OWENS GALLERY ESTATE SALE
Thursday & Friday, January 22 & 23, 9am-3pm. Chapter 2 of the Important Estate of a Local Prominent Lifetime Collector. All Priced & Ready to Sell!!! Plus More Quality: Furniture, Furnishings, Antiques/Collectibles, Sculptures, Fine Jewelry, China/Porcelain, Glassware, Sports, Clocks, Books, Tools, Asian, Fine Art, Displays, Persian Rugs, Silver $'s, 100's of Pieces of Vintage Fabric, Tablecloths, Shams, and More. Over 10,000 square feet of quality estate personal property, we have added more more more! Our new location, 1514 S. Flint Rd, Airway Heights. The Triumph Building off Hwy 2 next to the Rusty Moose. View photos at www.OwensAuction.com 509-891-9935

ESTATE ITEMS, VINTAGE, SHOP TOOLS
1400 DVD movies just arrived all out of one collection, large hardwood dining table with 8 chairs with 2 leaves, 36" bath vanity, double wheel poly tub wheel barrow, portable rolling, drop side crate & sewing table, like new La-Z-Boy rocker recliner, shop benches, 5000 watt generator, 8" bench grinder, Stihl gas string trimmer, steel car ramps, pair of patio bistro chairs. Vintage, farmhouse, painted pieces, buffets, dressers, accent tables, vanities, wood trunks, blanket chests, 35" wide roll top desk, Lane mid century modern blanket chest. Visit our store full of ideas today! Red Barn Second Hand 490 West 2nd Avenue, Colville. Monday-Saturday, 9am-5:30pm. 509-684-8995

FREE UPRIGHT PIANO
Oak finish, you haul, good condition. Call 509-285-4471, Oaksdale

VALENTINE'S DAY IS COMING & SO IS FRIDAY THE 13TH!
Shop now & get your Valentine a unique gift this year from Over The Moon Relics! We have items from classic horror to cupid chaos serving love, luck, & a little mischief! Make sure to come in & check out the new collections that will be arriving soon. Don't wait until February 13 to get your gift, supplies will be limited! If you need an appointment, feel free to call us! We love getting all your phone calls checking on items, keep it up, you never know when something might pop into the store! We are back to our regular hours: closed Mondays; Tuesday-Thursday 12pm-5:30pm; Friday 12pm-6pm; Saturday 11am-5pm; Sunday 1pm-4pm. 604 W. Garland Avenue, Spokane. 509-998-7660

PV ESTATE SALE
2115 W. 1st Ave, Apartment #2, Spokane 99201. Friday & Saturday, January 23 & 24, 10am-3pm. Small apartment with surprises! Large flower pot with fake palm, small collectibles, lots of art, originals, photos, poster, vintage, Enamel by Harold Balazs, water color by Denae Veselits, wooden 3 panel Buddha in gold. Items from the ocean, two large Japanese blue glass floats, abalone shells, cork floats, beach shells, 1972 life preserver & counter from a Coast Guard ship. Antique writers, typewriter with case, steer head, men's clothes, jeans, shorts, t-shirts & button shirts, jackets, sweaters, sweat shirts, CDs, baskets, paper items, large collection of good reading, hard & soft, cook books & coffee table books, furniture only used inside, teak chairs, 1952 chrome arm chair, three person bamboo cane sofa newly upholstery, wood benches, small wood top table with metal base, directors & canvas beach chairs, Denon micro component system, Minolta SRT 201 camera, portable air conditioner with heat pump, Hoover upright vacuum, AerClear air purifier, two room heaters, exercise mats, two Eagle Claw fishing poles, bowling ball, 10 golf drivers, bike lock with key, tools, lighting, vintage metal plant stand. Kitchen, two Espresso makers, blender, toaster, iron, Martha Stewart 6qt dutch oven, utensils, knives, cutting boards, bowls, glasses. Interesting sale, interesting place! PV

MISCELLANEOUS

CAN YOU HELP A SENIOR FEED THEIR CAT OR DOG THIS WINTER?
Help Kevin's Kritters collect dog & cat food as well as dog & cat treats to help the Meals on Wheels programs in the Spokane area, Valley Partners Food Bank & the Feed Spokane Coalition. There is a huge need! Many of those served by Meals on Wheels do not have enough money to buy dog & cat food. With your help, we are able to provide dog &/or cat food along with their daily meals. Please help this worthy cause with a food donation. Please contact Kevin's Kritters, call or text, 509-230-9350 Spokane

I BUY OLD STEREOS & OLD WATCHES
Looking for receivers, tuners, amps, cassette decks, reel-to-reel, turntables, speakers, boomboxes, etc. Also buying vinyl records. Call or text with pictures, save my number! 208-691-1073 Post Falls

LOOKING FOR A NEW TAX PROFESSIONAL?
Let me help you maximize your Tax Refund! Call Randal Saccomanno for an appointment. 15 Years of experience! Virtual or in person services, free warrently included. Saccomanno@startmail.com 509-362-3263. 104 S. Freya, Green Flag, Suite 311B, Spokane

PORTABLE OXYGEN CONCENTRATOR
May be covered by Medicare! Reclaim independence & mobility with the compact design & long-lasting battery of Inogen One. Free information kit! Call 877-305-1535

AN APPLE A DAY KEEPS THE DOCTOR AWAY!
All apple varieties are now ready at Thacker's Orchard! Romes, Red & Golden Delicious, Empire, Crispin, Jonathan, Gala, Cortland. Beautiful fresh crop, it's time for some apple pie! Thacker's Orchard, 17015 E. Valleyway at Flora, Spokane Valley. Mon-Sat, 9am-5pm; Sunday, 11am-4pm. 509-926-7904

DO YOU NEED MORE STORAGE SPACE?
Steel Structures America can build you a shop or barn. We are the largest pole builder contractor in the Northwest & have competitive pricing. Don't wait! Call today, 1-888-598-8166 www.SteelStructuresAmerica.com

IF YOU KNOW A BLIND OR LEGALLY BLIND PERSON, HAVE THEM COME
Join us at Day Out For The Blind. We are looking for blind or legally blind folks in our area. Our purpose is to help enhance the quality of life for the blind & the legally blind, we offer transportation to & from our facility, within set boundaries. We meet from 9:30am to 1pm every Friday. Come & meet new people! We have dancing with a live band, birthdays are celebrated once a month, lunch is served twice a month, otherwise bring a sack lunch. We play bingo for the blind after lunch, no membership dues. For more information, please call 509-484-8082 Spokane

Do you have a **spare room, bathroom, & kitchen space** *available in your home you could offer to a* **cancer patient.** *No care, food or transportation needed from the host.*

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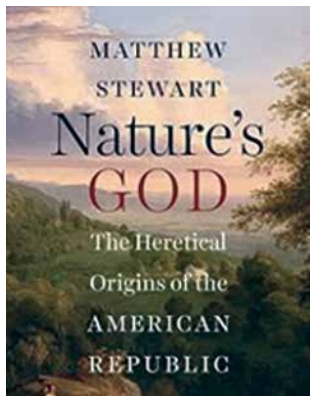

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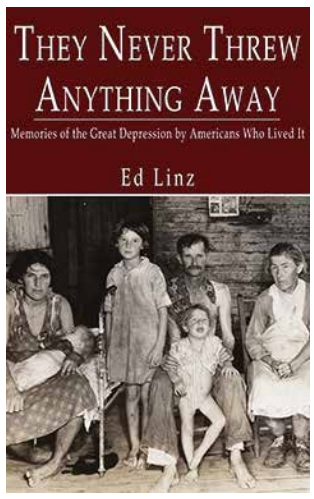

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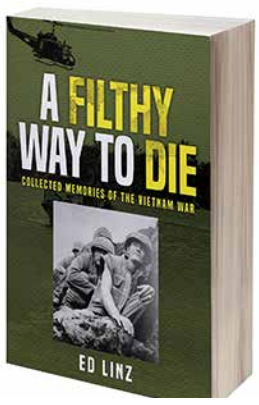

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SPOKANE VALLEY CITY COUNCIL | TUESDAY, JANUARY 20, 2026 | MEETING RECAP

This week's Spokane Valley City Council meeting began with an invocation, the pledge of allegiance and approval of the following amended meeting agenda. Councilmember Wick was excused from the meeting.

PROCLAMATION

Mayor Padden presented a proclamation for Community Risk Reduction Week to Community Risk Reduction Captain Joe Cushner and Deputy Chief Karl Cantrell of the Spokane Valley Fire Department.

General Public Comments

Each week, community members have an opportunity to address Councilmembers for up to three minutes during the General Public Comment period, either at the beginning or end of each meeting, either in person or via Zoom.

ACTION ITEMS

#1 – First Reading: Franchise Ordinance 26-001 Forged Fiber 37 LLC

An administrative report on this topic was presented to Council on Jan. 6, 2026. AT&T Inc. is in the process of acquiring some fiber assets from Lumen Technologies, Inc.; their transaction is scheduled to be finalized in the next few months. Some of these telecommunication assets and facilities are located within the city's rights-of-way. Forged Fiber 37, LLC, a subsidiary of AT&T, will receive some of the assets acquired from Lumen. There may be an expansion of the Forged Fiber network within Spokane Valley in the coming years. If approved, the franchise will be in effect for ten years, which is consistent with the city's other telecommunication franchises.

A motion to advance Franchise Ordinance 26-001, granting a ten-year telecommunications franchise to Forged Fiber 37 LLC, to a second reading passed unanimously.

#2 – AWC Center for Quality Communities 2026 Year Award

The Association of Washington Cities (AWC) is accepting one nominee from each participating city for a scholarship to high school seniors throughout Washington. The chosen applicant's application will be submitted to the AWC Center for Quality Communities Scholarship Committee for final review and selection. Staff reported on the public notification process and noted that one qualified application was received by the application deadline.

A motion to confirm the nomination of Ms. Chloe Nelson for the AWC Center for Quality Communities Scholarship passed unanimously.

#3 – Potential Grant Opportunity: BUILD FY26

An administrative report on this topic was presented to Council on Jan. 13, 2026. BUILD (Better Utilizing Investments to Leverage Development) is a program for the U.S. Department of Transportation for various transportation and stormwater projects. Critical program details such as match amount required, award range, application/award date and obligation date were discussed at the last meeting. Submitting an application for the Sullivan/Trent Interchange is recommended for this call for projects. This project's engineering and right-of-way phases are fully funded, and construction is planned for 2027-2029, pending funding. The city's request for the BUILD FY26 grant will be $24,959,696.

A motion to authorize the City Manager, or designee, to apply for the BUILD Fiscal Year 2026 grant for the Sullivan/Trent Interchange project in the amount of $24,959,696 passed with 5 votes in favor and 1 vote against.

#4 – Potential Grant Opportunity: Washington State Freight Mobility Strategic Investment Board (FMSIB)

An administrative report on this topic was presented to Council on Jan. 13, 2026. FMSIB issued a call for projects and applications are due March 6, 2026. Projects must be located on or connected to designated strategic freight corridor to be eligible for funding. There is no local match required. The following projects and funding amounts are suggested:

- Sullivan/Trent Interchange: $8 million
- Barker/I-90 Interchange: $2 million for engineering, $1 million for right-of-way and $7 million for construction
- Argonne/I-90 Interchange: $10 million

A motion to authorize the City Manager, or designee, to apply to the FMSIB call for projects as identified in Table 1 passed with 5 votes in favor and 1 vote against.

#5 – Potential Grant Opportunity: National Highway Freight Program (NHFP)

An administrative report on this topic was presented to Council on Jan. 13, 2026. In late 2025, the Washington State Department of Transportation issued a request for regional priority freight projects for potential funding through the NHFP. This program requires a 13.5% local match. Staff recommend formal applications for the following projects:

- Sullivan/Trent Interchange: $3 million
- Barker/I-90 Interchange: $2 million

A motion to authorize the City Manager, or designee, to apply to the NHFP for the Sullivan/Trent Interchange and the Barker/I-90 Interchange project passed with 5 votes in favor and 1 vote against.

#6 – Interlocal Agreement (ILA) for Commute Trip Reduction (CTR)

An administrative report on this topic was presented to Council on Jan. 13, 2026. Per the Washington State law, employers with 100 or more full-time employees are required to implement a CTR program. The proposed ILA between Spokane County and Spokane Valley allows the CTR program to retain the city's state-issued CTR funds in return for developing, implementing, and administering the CTR ordinance and plan for all affected employers within the City of Spokane Valley. There are 17 employers within the city with over 100 full-time employees.

A motion to authorize the execution of the 2025-2027 Interlocal Agreement for Spokane County Commute Trip Reduction Services passed unanimously.

NON-ACTION ITEMS

#7 – Cryptocurrency Discussion

Staff provided an overview of cryptocurrency, discussed fraud trends, and shared stories of impacted victims of cryptocurrency ATM fraud in Spokane Valley. There are an estimated 20 cryptocurrency ATMs in Spokane Valley. The group reviewed the city's legal authority to regulate cryptocurrency ATMs, potential penalties and the role of law enforcement.

The Council reached consensus to place this item on a future agenda for an ordinance first reading.

#8 – Safe and Healthy Spokane Regional Task Force Update

In 2024, a regional task force was created by various stakeholders with the purpose of developing a regional vision and action plan in regards to public health, safety and justice in the Spokane region. In October 2025, the Council gave consensus for the city's participation in this group. Deputy City Manager Lamb is part of the Task Force; he provided an update on the most recent meeting, which included discussions on developing a Behavioral Health and Justice Asset Assessment. A copy of the contracted consultant's "Safe and Healthy Spokane Asset Assessment Report" was provided in the Council packet. Key themes identified include overburdened crisis response systems, challenges with court and justice partners reform, inconsistent reentry services, housing scarcity, staffing shortages in behavioral health fields and fragmented/incompatible data systems.

#9 – 2026 Legislative Session

The State legislative session began Jan. 12, 2026, and will adjourn March 12, 2026, unless extended. Staff and the city's state lobbyist are actively monitoring and engaging on several dozen bills that align with the city's 2026 State Legislative Agenda or could have an impact on city priorities and policies. Staff briefed Council about the automatic license plate reader bills (SB 6002 and HB 2332) and the short-term rentals bills (HB 1763 and SB 5576) and asked for direction on whether or not to take a position. Council provided direction to sign in as "other" on the ALPR bills and submit its feedback in writing. Council also directed staff to oppose the short-term rental bills due to the proposed tax increase. Staff also provided updates on several bills of interest, including:

- HB 2266/SB 6069 (STEP Housing)
- HB 2489 (Regulating use of public space)
- SB 5974, HB 1399/SB 5364 (modernizing and clarifying laws concerning sheriffs, police chiefs, town marshals, law enforcement agency volunteers, etc.)
- HB 2374 and SB 6110 (Concerning electric-assisted bicycle and motorcycle regulation)
- HB 1092 (amendments to Keeping Families Together Act).

About Spokane Valley City Council

City Council meetings occur most Tuesdays at 6 p.m. at Spokane Valley City Hall, 10210 E. Sprague Avenue, Spokane Valley, and online via Zoom. Meeting agendas and minutes are available at SpokaneValleyWA.gov/Agendas. Community members are invited to attend Council meetings to participate in action items or public comment periods in-person or online. Council meetings are broadcast on Comcast channel 14. Email the Council at CityCouncil@SpokaneValleyWA.gov or learn more at SpokaneValleyWA.gov/CityCouncil.

Stay Connected

Spokane Valley City Hall is open Monday through Friday from 8 a.m. to 5 p.m. Information is available online at SpokaneValleyWA.gov. Sign up to receive email updates about the topics that matter to you most at SpokaneValleyWA.gov/SignUp or follow the city on social media.

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1020826-BF** Title Order No.: **250435407-WA-MSI** Reference Number of Deed of Trust: **Instrument No. 6337642** Parcel Number(s): **35042.4408** Grantor(s) for Recording Purposes under RCW 65.04.015: **ROSITA V MARTINEZ, A SINGLE WOMAN** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Lakeview Loan Servicing, LLC** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **LoanCare, LLC** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **2/20/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 11, BLOCK 4, LIDGERWOOD HEIGHTS ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "J" OF PLATS, PAGE 46, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.** More commonly known as: **1620 E OSTRANDER AVE, SPOKANE, WA 99207** Subject to that certain Deed of Trust dated **9/26/2014,** recorded **10/2/2014,** under **Instrument No. 6337642** records of **SPOKANE** County, **Washington**, from **ROSITA V MARTINEZ, A SINGLE WOMAN**, as grantor(s), to **FIRST AMERICAN TITLE INSURANCE COMPANY**, as original trustee, to secure an obligation in favor of **Mortgage Electronic Registration Systems, Inc., as designated nominee for ACADEMY MORTGAGE CORPORATION, beneficiary of the security instrument, its successors and assigns**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Lakeview Loan Servicing, LLC**, the Beneficiary, under an assignment recorded under Auditors File Number **7419722** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$10,083.88**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$30,326.13**, together with interest as provided in the Note from **12/1/2024** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **2/20/2026**. The defaults referred to in Paragraph III must be cured by **2/9/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **2/9/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **2/9/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **9/12/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1020826-BF. Dated: 10/16/2025 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Tianah Schrock, Assistant Secretary Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1020826-BF Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0250959 1/22/2026 2/12/2026

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
BARBARA J. OBDE,
Deceased.
NO. 26400046-32
NOTICE TO CREDITORS
RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
January 15, 2026.
/s/ SCOTT BOWKER
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate of
Barbara J. Obde
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
GERALD MITCHELL TURK,
Deceased.
NO. 25402571-32
NOTICE TO CREDITORS
RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
January 15, 2026.
/s/ DONA MARIE TURK
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate GERALD MITCHELL TURK
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
PAUL B. COOLEY,
Deceased.
NO. 26400073-32
NOTICE TO CREDITORS
RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
January 22, 2026.
/s/ CRAIG P. COOLEY
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate of
Paul B. Cooley
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
PAUL F. SANDS,
Deceased.
NO. 26400071-32
NOTICE TO CREDITORS
RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
January 22, 2025.
/s/ NORM BARTLETT
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate
NORM BARTLETT
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
KELLI RENEE BESELER,
Deceased.
No. 26-4-00050-32
AMENDED PROBATE NOTICE
TO CREDITORS (RCW 11.40.030)

KENDRA E. BESELER has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
DATE OF FIRST PUBLICATION:
January 15, 2026
Attorney for Personal Representative:
RICHARD W. PEREDNIA, WSBA #5773
Address for mailing or service:
28 W Indiana Ave Ste E
Spokane, WA 99205-4751
(509) 624-1369

SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
WILLIAM C. NICHOLS,
Deceased.
No. 26-4-00026-32
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)

AMBER LYNN NICHOLS has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
DATE OF FIRST PUBLICATION:
January 15, 2026
Attorney for Personal Representative:
DIANNA J. EVANS, WSBA #45702
Address for mailing or service:
28 W Indiana Avenue, Suite E
Spokane, WA 99205-4751
(509) 624-1369

SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estates of:
RENEE M. BIES,
aka RENEE M. MCDANIEL,
Deceased.
No. 25-4-02218-32
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)

Glen F. Engelhardt has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
DATE OF FIRST PUBLICATION:
JANUARY 15, 2026
Attorney for Personal Representative:
DIANNA J. EVANS, WSBA #45702
Address for mailing or service:
28 W Indiana Avenue, Suite E
Spokane, WA 99205-4751
(509) 624-1369

IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF
SPOKANE
In re the Matter of the Estate of:
SUE JEAN McCLELLAN,
Deceased.
Case No. 26-4-00095-32
NOTICE TO CREDITORS

LYNN MICHELLE HUTCHINS has been appointed as personal representative of the Estate of SUE JEAN McCLELLAND, Deceased. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the addresses below stated a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the Notice to Creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
Date of First Publication:
January 22, 2026
Dated this 20th day of January 2026
FENNEMORE CRAIG, P.C.
/s/ Joanna L. Puryear, WSBA #54932
Attorneys for Petitioner
601 W. Riverside Ave, Suite 710
Spokane, WA 99201

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
JAMES F. O'CONNELL,
Deceased.
NO. 25402615-32
NOTICE TO CREDITORS
RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
January 8, 2026
JAMES C. O'CONNELL
Presented By:
STAMPER RUBENS, P.S.
ALAN L. RUBENS
WSBA #12239
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
JOSEPH Z. ARSENAULT,
Deceased.
NO. 26400075-32
NOTICE TO CREDITORS
RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
January 22nd, 2026
/s/ CHRISTINE BROUILLETTE
Presented By:
STAMPER RUBENS, P.S.
/s/ ANALESE VICKERMAN
WSBA 61050
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of…
KATHLEEN JOLLEY FOX,
Deceased.
No. 25-4-02565-32
NOTICE TO CREDITORS**

The personal representative named below has been appointed as personal representative of this estate. Persons having claims against the deceased must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, serve or mail their claims in the manner as provided in RCW 11.40.070 to the personal representative or the attorney of record at the address stated below and file the original copy of the claim with the Clerk of this Court. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim will be forever barred, except under those provisions included in RCW 11.40.051 or 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent.
DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of the Court: 12/31/25
DATE OF FIRST PUBLICATION:
January 15, 2026
JESSE K FOX
Personal Representative of said Estate
Address: 25051 E Stonecrest Ct
Liberty Lake WA 99019
STEPHEN H. FORD
Attorney for Estate
320 S Sullivan Rd
Spokane Valley, WA 99037
(509) 924-2400

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
ROBERT E. KELLER,
a single person,
Plaintiff,
v.
1. ALVIN T. PAULSEN,
a single person;
2. MICHELLE R. MARTINEZ,
a single person; and,
3. ALL OTHER PERSONS
CLAIMING ANY RIGHT TITLE OR
INTEREST IN OR TO THE REAL
PROPERTY DESCRIBED HEREIN;
Defendants.
NO. 25-2-05200-32
SUMMONS**

The State of Washington to the said Defendants, ALVIN T. PAULSEN and MICHELLE R. MARTINEZ to this Action:
You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 24th day of December 2025, and defend the above-entitled action in the above entitled court, and answer the complaint of the Plaintiff ROBERT E. KELLER, and serve a copy of your answer upon the undersigned attorney for Plaintiff, KYLE W. NOLTE, at his office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. In the above-entitled action, Plaintiff is seeking to quiet title to the real property located at 1644 E Longfellow Ave., Spokane, WA 99207.
STAMPER, RUBENS, P.S.
BY: /s/ Kyle W. Nolte
KYLE W. NOLTE, WSBA #27073
Attorney for Plaintiff
720 W. Boone Ave., Ste. 200
Spokane, WA 99201
(509) 326-4800
Date of Publications: 12/24/25, 1/1/26, 1/8/26, 1/15/26, 1/22/26, 1/29/26

Probates?
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**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
ASHLEY SKYE LANE,
Deceased.
No. 25-4-02624-32
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)**

ANGELA J. LANE has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
DATE OF FIRST PUBLICATION:
January 8, 2026
Attorney for Personal Representative:
RICHARD W. PEREDNIA, WSBA #5773
Address for mailing or service:
28 W Indiana Avenue, Suite E
Spokane, WA 99205-4751
(509) 624-1369

**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF
SPOKANE
In re the Matter of the Estate of:
KIMBERLY ANNE O'DEA,
Deceased.
Case No. 26-4-00094-32
NOTICE TO CREDITORS**

Corey J. O'Dea has been appointed as personal representative of the Estate of Kimberly Anne O'Dea, Deceased. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the addresses below stated a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the Notice to Creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
Date of First Publication:
January 22, 2026
Dated this 20th day of January 2026
FENNEMORE CRAIG, P.C.
/s/ Joanna L. Puryear, WSBA #54932
Attorneys for Petitioner
601 W. Riverside Ave, Suite 710
Spokane, WA 99201

PLEASE TAKE NOTICE that a public sale of the personal property, including mobile home, located at 35312 N Newport Hwy #209, Chattaroy, WA 99003- 9797, will take place on **January 30, 2026, at 9:00 A.M.** at the following address:

**Rustic Ridge
35312 N Newport Hwy #209,
Chattaroy, WA 99003-9797**

The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.
Law Office of Eric M. Steven, P.S.
1319 W. Dean Ave., Spokane, WA 99201

**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
In Re the Estate of:
KERRY COLLEEN BROWN,
Deceased.
No. 25-4-02558-32
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)**

The person named below has been appointed as Administrator of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication:
January 15, 2026
Administrator: KiAnn Nassauer
Attorney for the Administrator:
Katharine Elizabeth Tate, WSBA 55310
Address for Mailing or Service:
Tate Law Offices, PLLC
23403 E Mission Ave, Ste 215
Liberty Lake, WA 99019
Court of Probate Proceedings:
Spokane County Courthouse
1116 W Broadway
Spokane, WA 99260
Case Number: 25-4-02558-32
Dates of Publication: 1/15/26, 1/22/26, 1/29/26

**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF
SPOKANE
PATRICK FANNIN, an individual,
Plaintiff,
vs.
DIANE RICHARDS, an individual; JOHN DOE RICHARDS, her husband, and their marital community, if any; and UNKNOWN OCCUPANTS, OWNERS and UNKNOWN CLAIMANTS, Their Heirs, Successors, Devisees and Assigns or any other Person or Entity Claiming any Title, Right, Interest or Equity in the Following Described Property Located in the County of Spokane, State of Washington to wit:
LOT 22, BLOCK 4, ALAMO PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME "J" OF PLATS, PAGE 18, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
Tax Parcel ID No. 35324.0421
Defendants.
Case No. 25-2-06341-32
SUMMONS BY PUBLICATION**

The State of Washington to the said UNKNOWN OCCUPANTS, OWNERS and UNKNOWN CLAIMANTS, Their Successors, Devisees, and Assigns or any other Person or Entity Claiming any Title, Right, Interest or Equity in the Following Described Property Located at 811 E. 38th Ave., Spokane, Washington, and as described in the caption of this action.
You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 8th day of January, 2026, and defend the above entitled action in the above entitled court, and answer the complaint of plaintiff Patrick Fannin, and serve a copy of your answer upon plaintiff Patrick Fannin, at his office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. This action seeks to quiet title and for ejectment regarding the real property described herein and in the caption of this action, and to determine the rights, title, and interests of any person claiming an interest in the property.
Address to Serve Plaintiff:
Patrick Fannin
1312 North Monroe
Spokane, Washington 99201
Dated this 6th day of January, 2026.
/s/ PATRICK K. FANNIN
WSBA No. 28191
Pro Se
Date of Publications: 1/8/26, 1/15/26, 1/22/26, 1/29/26, 2/5/26, 2/12/26

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
JANET N. MANTZ,
Deceased.
NO. 26400045-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
January 15, 2026
/s/ ANN MARIE MANTZ
Presented By:
STAMPER RUBENS, P.S.
ALAN L. RUBENS, WSBA #12239
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF
SPOKANE
WILLIAM HOWARD, PERSONAL
REPRESENTATIVE OF THE
ESTATE OF JOHN C. HOWARD,
DECEASED,
Plaintiff,
V.
HSBC FINANCE CORPORATION,
SUCCESSOR IN INTEREST TO
BENEFICIAL WASHINGTON, INC.,
D/B/A BENEFICIAL MORTGAGE
COMPANY OF WASHINGTON, A
DELAWARE CORPORATION, ALL
PERSONS CLAIMING ANY LEGAL
OR EQUITABLE RIGHT, TITLE,
ESTATE, LIEN, OR INTEREST IN
THE PROPERTY DESCRIBED
IN THE COMPLAINT ADVERSE
TO PLAINTIFF'S TITLE, OR ANY
CLOUD ON PLAINTIFF'S TITLE
THERETO AND JOHN/JANE DOES
1-5 INCLUSIVE,
Defendants,
NO: 25-2-06233-32
SUMMONS BY PUBLICATION**

The State of Washington to the said: HSBC FINANCE CORPORATION, SUCCESSOR IN INTEREST TO BENEFICIAL WASHINGTON, INC., D/B/A BENEFICIAL MORTGAGE COMPANY OF WASHINGTON, A DELAWARE CORPORATION, ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO AND JOHN/JANE DOES 1-5 INCLUSIVE.
You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 15 day of January, 2026, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff, William Howard, Personal Representative of the Estate of John C. Howard, deceased, and serve a copy of your answer upon the undersigned attorney for plaintiff, William Howard, Personal Representative of the Estate of John C. Howard, deceased, at her office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The object of the action is to quiet title in real property located in Spokane County, State of Washington.
DATED this 12th day of January, 2026.
Alissa D. Raczykowski, Bar #57148
Attorney for Plaintiff
1500 W. 4th Ave., Suite 408
Spokane, WA 99201
alissa@grlawspokane.com
Date of Publications: 1/15/26, 1/22/26, 1/29/26, 2/5/26, 2/12/26, 2/19/26

**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF
SPOKANE
PATRICK FANNIN, an individual,
Plaintiff,
vs.
DIANE RICHARDS, an individual; JOHN DOE RICHARDS, her husband, and their marital community, if any; and UNKNOWN OCCUPANTS, OWNERS and UNKNOWN CLAIMANTS, Their Heirs, Successors, Devisees and Assigns or any other Person or Entity Claiming any Title, Right, Interest or Equity in the Following Described Property Located in the County of Spokane, State of Washington to wit:
LOT 22, BLOCK 4, ALAMO PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME "J" OF PLATS, PAGE 18, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
Tax Parcel ID No. 35324.0421
Defendants.
Case No. 25-2-06341-32
COMPLAINT TO QUIET TITLE, EJECTMENT AND WRIT OF ASSISTANCE**

COMES NOW, the above-named Plaintiff, Patrick K. Fannin, for cause of action against the Defendants complains and alleges as follows (note Plaintiff is admitted to practice law before this Court, Washington License, No. 28191, but appears herein pro se):

I. JURISDICTION AND VENUE

1.1 This Court has jurisdiction over this action pursuant to RCW 7.28.010; CR 70.
1.2 Venue is proper in this Court because the real property and present occupant that are the subjects of this action are located and residing in Spokane County, Washington pursuant to RCW 4.12.010(1).

II. PARTIES

2.1 Plaintiff, Patrick Fannin, claims the sole ownership interest in and right to occupy and possess the real property described herein.
2.2 Defendant, Diane Richards, is an individual who at all times relevant hereto was a resident of Spokane County, upon information and belief, presently occupying the subject real estate despite notice to vacate and may claim, unsupported by law or fact, an interest in the real property described herein.
2.3 Pursuant to CR 10(a)(2), Defendant John Doe Richards is a fictitious name for any statutory or common law spouse of Diane Richards, who may claim an interest, directly or through a marital or community rights. Plaintiff is presently unaware of John Doe Richard's true identity or existence and will amend the complaint to reflect the correct name when it becomes known.
2.4 Plaintiff is unaware of any other persons or parties claiming an interest in or occupying the property described herein. Still, Plaintiff names as defendants all other unknown owners, occupants and unknown claimants, their heirs, successors, devisees, and assigns or any other person or entity claiming any title, right, interest or equity in the real property described herein, pursuant to RCW 4.28.150.

III. FACTS

3.1 The real property (hereinafter "Property") that is the subject of this action is located in Spokane County, Washington, and is legally described as follows:
LOT 22, BLOCK 4, ALAMO PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME "J" OF PLATS, PAGE 18, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
Tax Parcel ID No. 35324.0421
3.2 One or more Defendants failed to pay property taxes for one or more tax years, resulting in delinquency exceeding three years.
3.3 A statutory tax lien attached to the property under RCW 84.60.010 and Spokane County issued and filed a Certificate of Delinquency pursuant to RCW 84.64.050.
3.4 Spokane County commenced a tax foreclosure action in Spokane County Superior Court pursuant to RCW 84.64.050.
3.5 Defendants, including Diane Richards, was provided notice of the foreclosure action as required by RCW 84.64.050, including service and/or publication reasonably calculated to apprise interested parties.
3.6 One or more Defendants had the statutory right to redeem the property prior to the foreclosure sale by paying all delinquent taxes, interests, penalties, and costs.
3.7 Defendant failed to redeem the property prior to the tax foreclosure sale on December 9, 2025.
3.8 Spokane Superior Court entered judgment foreclosing the tax lien and authorizing sale of the property.
3.9 The property was offered for sale at a duly noticed public tax foreclosure auction conducted by the Spokane County Treasurer pursuant to RCW 84.64.080.
3.10 On or about December 9, 2025, Plaintiff was the successful bidder at Spokane County real property tax auction.
3.11 Plaintiff promptly paid the winning bid amount and required costs and thereby acquired title in and to the Property pursuant to RCW 84.64.080(4).
3.12 As the high bidder, pursuant to RCW 84.64.080 Plaintiff has claimed ownership of the subject property since about December 9, 2025, and thus the Spokane County Treasurer has or must execute and deliver a Treasurer's Deed to Plaintiff pursuant to 84.64.080(11).
3.13 All right, title, interest, and estate of all Defendants were foreclosed and extinguished by the tax foreclosure judgment and sale.
3.14 The Treasurer's Deed constitutes prima facie evidence of Plaintiff's ownership and the regularity of the tax foreclosure proceedings under **RCW 84.64.180.**
3.15 Defendants have no post-sale right of redemption under **RCW 84.64.070.**
3.16 No Defendant is a minor or legally incompetent person entitled to extended redemption.
3.17 Despite the tax foreclosure and issuance of the Treasurer's Deed, Defendants assert or may assert a claim adverse to Plaintiff's title.
3.18 Defendants' claim(s) or threat of claim constitutes a cloud on Plaintiff's title that impairs marketability.
3.19 Plaintiff is the owner in fee simple (or other specified estate) of the property.
3.20 Plaintiff's title is superior to any claim by any Defendant.
3.21 Plaintiff is entitled to a decree quieting title under **RCW 7.28.010.**
3.22 Plaintiff is entitled to sole possession, the ejectment of any Defendant occupying the property, including Diane Richards, and Writ of Assistance pursuant to law, equity and Court Rule of Civil Procedure 70.

IV. REQUEST FOR RELIEF

WHEREFORE, Plaintiff prays for judgment against the Defendants and all persons claiming by, through or under them, as follows:
LOT 22, BLOCK 4, ALAMO PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME "J" OF PLATS, PAGE 18, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
Tax Parcel ID No. 35324.0421
4.1 That Plaintiff receive quiet title to the subject property as against the Defendants as of December 9, 2025.
4.2 That all claims of any of the Defendants, in or to said described real property is illegal and void and that said Defendants have no right, title, interest, possessory right or estate in or to the subject property, or any part thereof;
4.3 That Defendants and all person claiming by, through or under them be forever enjoined and barred from interfering with the quiet use, possession and title of the subject property in and to the Plaintiff;
4.4 That in the event this Complaint is contested, for an award of attorney fees and costs;
4.5 Order of Ejectment against all Defendants including Defendant Diane Richards thereby ejecting the same from the property and that the Plaintiff be restored to possession;
4.6 Issuance of a writ of assistance removing Defendant from possession; and
4.7 For such other and further relief as the Court deems just and equitable.
Dated this 29th day of December, 2025.
PATRICK K. FANNIN,
WSBA No. 28191
Pro Se
Date of Publications: 1/8/26, 1/15/26, 1/22/26, 1/29/26, 2/5/26, 2/12/26

LEGAL NOTICES

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1018715-BB** Title Order No.: **01-25037204** Reference Number of Deed of Trust: **Instrument No. 7360082** Parcel Number(s): **35054.1817** Grantor(s) for Recording Purposes under RCW 65.04.015: **AIDAN CLARK, AN UNMARRIED PERSON AND AUTUM LILLIAN MCKINLEY, AN UNMARRIED PERSON** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **IDAHO HOUSING AND FINANCE ASSOCIATION** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Idaho Housing and Finance Association** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **2/20/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 19 IN BLOCK 111 OF LIDGERWOOD PARK ADDITION, AS PER PLAT THEREOF RECORDED IN VOLUME "A" OF PLATS, PAGE 124 AND 125; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **1103 E GLASS AVE, SPOKANE, WA 99207** Subject to that certain Deed of Trust dated **7/11/2024,** recorded **7/11/2024,** under **Instrument No. 7360082** records of **SPOKANE** County, **Washington**, from **AIDAN CLARK, AN UNMARRIED PERSON AND AUTUM LILLIAN MCKINLEY, AN UNMARRIED PERSON**, as grantor(s), to **WFG NATIONAL TITLE COMPANY WASHINGTON, LLC**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LUMINATE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **IDAHO HOUSING AND FINANCE ASSOCIATION**, the Beneficiary, under an assignment recorded under Auditors File Number **7430775** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$23,651.67**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$236,953.04**, together with interest as provided in the Note from **12/1/2024** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **2/20/2026**. The defaults referred to in Paragraph III must be cured by **2/9/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **2/9/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **2/9/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **8/8/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1018715-BB. Dated: 10/7/2025 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1018715-BB Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0250813 1/22/2026 2/12/2026

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of:
RONALD R. DELUCA,
Deceased.
No. 26-4-00017-32
NOTICE TO CREDITORS**
The Personal Representative named below has been appointed and has qualified as Personal Representative of this Estate. Persons having a claim against the deceased must, prior to the time such claim would be barred by any otherwise applicable statute of limitations, serve their claim on the Personal Representative or on the attorney of record at the address stated below and file an executed copy of the claim with the Clerk of this Court within four (4) months after the date of first publication of this Notice, or within four (4) months after the date of the filing of the copy of this Notice with the Clerk of the Court, whichever is the later or, except under those provisions included in RCW 11.40.011 or Section 4 of this Act, the claim will be forever barred.
DATE OF FILING NOTICE TO CREDITORS with the Clerk of the Court: January 7, 2026
DATE OF FIRST PUBLICATION: January 15, 2026
/s/ MICHAEL A. DELUCA
Personal Representative
Address: 12425 W. Meadow View Ln
Nine Mile Falls, WA 99026
Date of Publications: 1/15/26, 1/22/26, 1/29/26

**NOTICE TO CREDITORS
Estate of
CHARLOTTE GUY
Deceased
SPOKANE COUNTY SUPERIOR COURT
CAUSE NO. 25-4-02248-32**
The personal representative named below has been appointed as executrix of this estate. Any person having a claim against the decedent must present the claim in accordance with RCW 11.40.070 by serving or mailing a copy to the executrix at the address below and filing the original with the Spokane County Superior Court within four (4) months after the date of first publication of this notice or the claim will be barred.
Date of First Publication: January 22, 2026
Executrix:
Becky Swenson
P.O. Box 219
Elmer City, WA 99124
Date of Publications: 1/22/26, 1/29/26, 2/5/26

**SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In Re the Estate of:
GLEN DOUGLAS EMERY AND KAREN A. EMERY,
Deceased.
NO. 25-4-02441-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)**
The person named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedents must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedents' probate and nonprobate assets.
Date of First Publication: January 15, 2026
Personal Representative:
Christopher Alexander Faydo
Attorney for the Personal Representative:
Katharine Elizabeth Tate, WSBA 55310
Address for Mailing or Service:
Tate Law Offices, PLLC
23403 E Mission Ave, Ste 215
Liberty Lake, WA 99019
Court of Probate Proceedings:
Spokane County Courthouse
1116 W Broadway
Spokane, WA 99260
Case Number: 25-4-02441-32
Dates of Publication: 1/15/26, 1/22/26, 1/29/26

PLEASE TAKE NOTICE that a public sale of the personal property, including mobile home, located at 500 E. Campbell Street Trlr #42, Medical Lake WA 99022, will take place on **January 30, 2026, at 9:00 A.M.** at the following address:
**Whispering Pines Community LLC
500 E. Campbell Street Trlr #42,
Medical Lake, WA 99022**
The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.
Law Office of Eric M. Steven, P.S.
1319 W. Dean Ave., Spokane, WA 99201

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
GARRY RAY THIRINGER,
Deceased.
No. 25-4-02298-32
NOTICE TO CREDITORS**
The Personal Representative named below have been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney, at the address stated below, a copy of the claim and filing the original of the claim with the Spokane County Superior Court, 1116 W. Broadway, Spokane, WA 99260-0350. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. The bar is effective as to claims against both the decedent's probate and non-probate assets.
DATE OF FIRST PUBLICATION: January 8, 2026
**Personal Representative:
KARL SCHOONOVER
ATTORNEY FOR PERSONAL REP.:
SCOTT S. STREED
ADDRESS FOR MAILING OR SERVICE: 620 N ARGONNE, #B
Spokane, WA 99212
Date of Publications: 1/8/26, 1/15/26, 1/22/26**

**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SPOKANE
In re the Matter of the Estate of:
CRYSTL MURRAY-MILLS
Deceased.
Case No. 26-4-00097-32
NOTICE TO CREDITORS**
Nicole M. Gerrard has been appointed as personal representative of the Estate of Crystl Murray-Mills, Deceased. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the addresses below stated a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the Notice to Creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
Date of First Publication: January 22, 2026
Dated this 20th day of January 2026
FENNEMORE CRAIG, P.C.
/s/ Joanna L. Puryear, WSBA #54932
Attorneys for Petitioner
601 W. Riverside Ave, Suite 710
Spokane, WA 99201

**SUPERIOR COURT,
STATE OF WASHINGTON
COUNTY OF SPOKANE
In re the Matter of the Estate of:
LAURA DENISE TALBOT,
Decedent.
NO. 25-4-02621-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)**
The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced.
The claim must be presented within the later of: (1) Thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
Name of Decedent:
LAURA DENISE TALBOT
Date of First Publication:
January 22, 2026
Personal Representative:
JUSTIN NEIL TERRAZAS
Attorney for the Personal Representative: TERRY D. GOBEL, JD
Address for Mailing or Service:
GOBEL LAW OFFICE, PLLC
421 W. Riverside Avenue, Suite 908
Spokane, WA 99201
Court of Probate:
Spokane Co. Superior Court
1116 W Broadway Ave, Rm 300
Spokane, WA 99260
Cause No. 25-4-02621-32
Dated: January 16, 2026
/s/ Terry D. Gobel (WSBA #22988)
Attorney for Personal Representative

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
MICHELLE LOUISE HALL,
Deceased.
NO. 26400018-32
NOTICE TO CREDITORS
RCW 11.40.030**
The Co-Administrators named below have been appointed as Co-Administrators of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Co-Administrators or the Co-Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
January 15, 2026
/s/ DON W. HALL
/s/ LAURINDA J. DANNER
Presented by:
STAMPER RUBENS, P.S.
/s/ ALAN L. RUBENS, WSBA # 12239
Attorney for Estate

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
LINDA K. DAVI,
Deceased.
NO. 25402616-32
NOTICE TO CREDITORS
RCW 11.40.030**
The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
January 8, 2026
/s/ JEANINE L. DAVI
Presented By:
STAMPER RUBENS, P.S.
/s/ ANALESE VICKERMAN
WSBA 61050
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

**SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In Re the Estate of:
RICHARD ALOYSIUS AKRE, SR.,
Deceased.
No. 25-4-02500-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)**
The person named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication: January 15, 2026
Personal Representative:
Kathleen Marie Denbroder
Attorney for the Personal Representative:
Katharine Elizabeth Tate, WSBA 55310
Address for Mailing or Service:
Tate Law Offices, PLLC
23403 E Mission Ave, Ste 215
Liberty Lake, WA 99019
Court of Probate Proceedings:
Spokane County Courthouse
1116 W Broadway
Spokane, WA 99260
Case Number: 25-4-02500-32
Dates of Publication: 1/15/26, 1/22/26, 1/29/26

PUZZLE SOLUTIONS

1	4	9	2	3	8	7	5	6
8	5	3	7	4	6	1	9	2
2	7	6	1	5	9	3	8	4
6	8	5	4	2	3	9	7	1
3	2	7	9	8	1	6	4	5
4	9	1	5	6	7	2	3	8
9	3	4	8	1	2	5	6	7
7	1	8	6	9	5	4	2	3
5	6	2	3	7	4	8	1	9

BLUE/WHITE MERLE MALE BULLY
2 year old male Bully in need of new home. Well behaved, good with kids, cats & other animals. $350. Message me for more information. 509-607-8111

SAINT BERNARD PUPPIES
Two females, three males available, parents are AKC, first shots, dewormed & care package, ready for their forever homes now. Please text 509-679-0936 Rathdrum

AKBASH PYRENEES PUPPIES
Livestock guardian puppies, first shots, ready for homes, $150. Will meet for delivery. 509-779-4445 Curlew

SMALL FEMALE CHIHUAHUA PUPPY
10 week old small female shorthair chihuahua puppy, first shots, tri color, $400 cash only. 509-822-0133 Spokane

PUREBRED GREAT DANE PUPPIES
No papers, lots of colors, ready in February, $300 deposit. Super social, they are getting lots of love from my kids. Text for pictures, 509-440-3555 Medical Lake

GERMAN SHEPHERD PUPPIES
10 weeks old, full blood German Shepherds, 2 males & 4 females. $500 firm. Call/text 509-930-5032 for more information. Wapato, WA

ONE LABADOR RETRIEVER
AKC female Yellow Lab, born October 1, from fox red parents, shots & dewormed, $1400, will consider offers. Rob 208-682-6778 Kingston, ID

MINIATURE PINSCHER/ DACHSHUND PUPPIES
Adorable, sweet, precious & smart. Come with first round of shots, deworming, ready January 25, two males & two females left, $800 each, $300 deposit to hold. Call or text, 509-991-9819 Spokane

OPERATION DOG TAG

OperationDogTag.org

Operation Dog Tag has found a suitable female Shepherd-X for Raphael, and it is a fantastic match. Needless to say, he and his new friend "Gibby" are doing great. Here is what Raphael had to say... "For those of us with PTSD, everyday is a battle, usually a losing one. I knew that I desperately needed help, beyond what the usual clinical treatments provided. So I began looking into service dogs for individuals with Post Traumatic Stress Disorder. After contacting Operation Dog Tag in Spokane, WA, I was accepted into their program. That proved to be exactly what I needed! Even though I have only had my dog Gibby a short while, she has already significantly helped to alleviate many of my symptoms that are associated with PTSD. For the first time in years I can sleep longer than 4 hours a night. I am also far more relaxed because I can trust her to see things long before I ever could. But perhaps even more important, she has become a family companion, and as such, she

gives me a practical reason to get up everyday. So I now have a positive outlook because she needs me to fulfill my duty and obligation to look after her just as she looks after me."

Raphael Lewis / US Army

A MESSAGE FROM THE DIRECTOR OF OPERATION DOG TAG

Operation Dog Tag is a non-profit organization dedicated to training dogs for combat Veterans. Then in turn, training those Vets to train other dogs for other Vets. Having a dog has been proven to help with rehabilitation & many Veterans in our area are in desperate need. The Veterans are given these dogs at no cost. So please help us help our Veterans by donating to:

Pointman Int'l Ministries
(DBA Operation Dog Tag)
Joe Scheffer, Director
PO Box 1892, Deer Park, WA 99006
509-276-4364 *(leave message)*

Dedicated to all men and women who served in combat and their families who love them. Operation Dog Tag wishes to educate the community of their purpose and asks for help in aiding the returning Veterans along with the ones that are already struggling at home.

And we Veterans thank you as we continue *"Making Man's Best Friend Even Better For A Veteran"*

- Joe Scheffer, Director/Trainer of Operation Dog Tag, Vietnam Vet USMC

AKC FRENCH BULLDOG PUPPIES
AKC registered French Bulldogs looking for their forever home! Available January 11, will go home with their first round of vaccinations & check-ups, 1 female & 3 males, born on November 14, 2025, loved getting to know these sweet puppies & having them as a part of our family for the past couple of months! $4500, live in Provo, UT, but my parents live in western Montana, so if you are in either of those areas, could make arrangements for meetups. If you have any questions or want more pictures, please message me 406-691-9055

CHIHUAHUA PUPPIES
Males & females, can send pictures, first shots & deworming. Call for more information, 208-660-6235 or 208-699-0557 Rathdrum

CHORKIE CHIHUAHUA/ YORKIE
Born October 29, 2025. Vaccines & deworming up to date, ready to go, $450 each. Text or call 509-666-9794 Spokane Valley

MINI GOLDENDOOLES
Ready for Valentine's! Taking deposits, for more information, call/text 509-430-3243

COLVILLE VALLEY ANIMAL SANCTUARY
Is a non-profit located in Stevens County that helps care for cats & dogs. CVAS not only helps the animals find their fur-ever homes, but also the community & surrounding area. We offer low-cost vaccination clinics, information resources, Furry Tales (reading program for children), pet food bank, Seniors Saving Seniors (program matching seniors with senior pets at no cost; some requirements apply) & much more. Without the generosity of caring people who believe in our cause we would not be able to be here for those who need us. CVAS is funded by donations & any grants. Our daily operations are run mainly by wonderful volunteers who give their time & heart to CVAS. If you would like to volunteer or donate to CVAS please contact us: 509-684-1475, office@cvasanctuary.org or www.CVASanctuary.org

AKC PEMBROKE WELSH CORGIS
Tri boys, & sable boys, ready for forever homes, shots & deworming, $800. I'm willing to travel some, for information call or text, 208-791-1426 Weippe

BIEWER TERRIER PUPPIES
Born June 28, AKC registered, vet check, deworming & vaccines up to date, males, $750. Texts please, 509-666-9794 Spokane Valley

MINI AUSSIE/ DOODLE
Ready to join your family this year! Female, 1 black/white, excellent temperament, dewormed & up to date on shots, $100. 509-989-3891 Ephrata

PUREBRED PUG PUPPIES
If interested, contact 509-728-3246

LONG & SMOOTH HAIR DACHSHUND PUPPIES
2 males, born October 13, shots & deworming up to date, $700 each. Texts please, 509-740-2593 Omak

AKC CAIRN TERRIER PUPPIES
Toto Wizard of Oz puppies $1200 female, $1000 male, first shots, weaned, available now, taking deposits, call or text for photos & videos. 509-751-6500

THE EXCHANGE HAS THE RIGHT
To refuse any ads if mistreatment, abuse of animals or otherwise harmful situations to the animals health or well being are suspected.

BOXER MALE
4 year old male, not neutered, great for stud, great with kids, lovely, playful & loyal. $550 or best offer, cash only. Serious inquiries only please. Call or text 509-969-5788, Yakima

AKC YELLOW LAB PUPPIES
Dewclaws, first shots & dewormed, born November 5, both parents onsite & love to hunt, $750. 509-302-1806 or 509-302-8238 Tri-Cities

MALE PUPPY NEEDS A HOME
He is half Pocket Bully & half Frenchie. 509-331-8431 for more information, Othello

AKC REG. MINI SCHNAUZER PUPPIES
Three females & one male, exceptional quality, tails & dewclaws done, dewormed & first shots, home raised, parents onsite, ready end of January, $1500. Call or text, 509-475-0442 North of Spokane

MALE YORKIE PUPPY
Looking for a new home. Born August 31, 2025, has all his shots & dewormed, very playful & likes to cuddle, great around other dogs. For more information, 509-380-1577

AKC ROTTWILLER PUPPIES
Twelve weeks old, waiting for their forever homes, males & females available. Text or call 509-216-8474

ATTENTION FEMALE VETERANS
Operation Dog Tag is starting dog training classes for female MST survivors. These classes are free & held at the Spokane Vet Center on Mirabeau Parkway in Spokane Valley. For details please contact Joe, 509-276-4364 be sure to leave a message & I will get back to you. Thank you for your service

509-922-3456

AKC SILVER LAB PUPPIES
Ready for training & forever home, all shots up to date. 509-851-4066

FIVE ADORABLE KITTENS
Tiger, tiger & white & one gray, one calico, boys & girls, 4 more kittens born on November 18, three orange/ white & one black & white, $5 each. Serious inquiries only, 509-276-2294. If no answer, 509-821-1514 Deer Park

YORKIE CAIRN MIX PUPPIES
Two boys, hypoallergenic, dewormed, both sets of shots, can walk on leash, kennel trained, asking $400. 509-822-8500 Springdale

GERMAN SHEPHERD MIXED PUPPIES
Looking for a nice home, great with kids, fluffy, friendly, learning to be leash trained, smart dogs, 12 weeks old, first round of vaccines, male with docked tail & 1 female available, $200. 509-294-4993 Spokane

3 BEAUTIFUL SHIH POO PUPPIES
Ready for their new home, vaccinated & dewormed. $700 per puppy. Can meet halfway for delivery, call or text 509-948-3227 or 509-380-2349, Pasco

CHIHUAHUA MALE PUPPIES
Born November 22, first vaccines & deworming documentation, started on potty pads, charming personalities, well prepared for new homes, $750. Text or call 509-688-5168 Creston

TWO YEAR OLD AUSTRALIAN SHEPHERD
Also five year old German Shepherd Labrador, both great family pets, two year old is not fixed but all shots, 5 year old is fixed. Our teens don't have time for them. If interested contact Julie, 509-869-3123 Deer Park

IMPERIAL LIVER SHIH TZU PEKINGESE BOY!
Brown & white, light skinned & colored eyes. Gizmo loves to play with toys, he's super smart, loving, potty trained, 5 months old, 7lbs & non-shedding. Perfect emotional support animal, $800. Call or text Nancy for pictures videos, 509-792-0223

SUSPECT A PUPPY MILL?
To help those dogs you must contact your local authorities. Photos, names, addresses all help create a case for law enforcement to obtain the proper documentation to rescue the animals in need as soon as possible. SCRAPS 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

THE EXCHANGE IS PROUD TO ASSIST
Local law agencies to stop irresponsible backyard breeders & puppy mills. If you bought a sick puppy or had a strange buying experience please report it to us & if applicable, the local authorities. We take pride in creating a safe buying & selling marketplace for the Eastern Washington community. 509-922-3456 or www.PacificNW.Exchange, SCRAPS 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

PEKITZU PUPPIES
Sweet babies come with shots, dewormed, puppy starter pack, health guarantee contract & lifetime breeder support, parents both fully health tested, mom is AKC Pekingese, dad is AKC Shih Tzu, puppies will be under 10lbs, female will be a teacup. For more information, text 503-583-5091

MALTESE/AUSTRALIAN TERRIER MIX
7 weeks old, first vaccine, 3 males & 1 female. $600. Text me for more information. 509-492-8606

CORGI PUPPIES
Eight weeks old, ready for their forever homes, tails & dewclaws done, will be started on puppy shots. Females, $650; males, $550. MaryJo, 509-641-0200 Keller

FOUR FRENCHIES & TWO PUGS
4 Frenchies, 2 Pugs & also 3 Pug/Frenchie mixes. They have their shots & dewormers. For more information, call 509-578-9099

REHOMING 18 MONTH OLD BRITTANY SPANIEL
Shots up to date, plays well with dogs & kids, potty trained, some obedience training, fitted with chip $700. 509-710-5687 Soap Lake

BEAUTIFUL STANDARD GOLDENDOODLE PUPPIES
First shots, $600. Text Kelli, 208-874-3631 Prosser

GLADIATOR MASTIFF PUPPIES
Quality crossbred English x Brazilian for health, large stature, adoring temperaments, calm personalities, great with kids, these cuddly puppies form strong attachments, lifetime loyalties, & mature into giant lapdogs. Experienced breeders, first shots & dewormed, $500. www.GladiatorMastiffs.com 509-690-2712 or 509-680-1029 South of Colville

CHIWEENIE PUPPIES
Born August 17, 2025, looking for their furever homes, $300 each. 509-598-9335 Springdale

GOLDEN RETRIEVER PUPPIES
Seven available, ready for homes January 25, three females & four males, $750. 509-842-4619 Nine Mile Falls

BORDER COLLIE/ AUSTRALIAN SHEPHERD PUPPY
Male, blue merles, $200. Ready now! Call 208-964-2508 Post Falls

SIX MONTH OLD MALE BERNADOODLE
Potty trained, shots up to date, goes by Jack, $800. 509-655-9116 Deer Park

2 YEAR OLD NEUTERED GOLDEN RETRIEVER
Very loving, medium color, $500. 208-750-6195 Otis Orchards

PURE WHITE MALTESE PUPPIES
2 hypoallergenic girls available now, up to date shots, pottie trained outside, full grown 9 lbs., $900. Call or text, 509-230-8710 Mead

MICRO-MINI BERNEDOODLE PUPPIES
$2500-3500. Message/call 509-430-7204. Burbank Bernedoodles, Burbank, WA

AKC BOXER PUPPIES
I have three females left & six males looking for new adventures. Tails & dewclaws have been done as well as first shots. Very sweet & socialized, sealed & white, brindles, brindle & white & two whites. Parents onsite. Call Jennifer 208-704-6371 Chewelah

FRENCHIES
We at OceanBlueBullies strive to produce the healthiest, top quality Frenchies in the US, they come with such great personalities that we have placed many in special needs homes as emotional support animals & service dogs. We provide all of the training & interaction with each pup as they grow. For more information, please feel free to text or call us at 503-583-5091

VALENTINE'S DAY GIFT
A baby Bully, dewormed, first shots, dewclaws removed. Ready to take home February 4th. 509-551-8780

FEMALE BLUE HEELER MIX READY FOR HER FOREVER HOME
This 35lb bundle of joy has made a full recovery from a broken humerus & is now ready to leap into the heart of her forever family! She is about 1-1/2 years old, & full of fun, play & personality. She does well with other calm dogs who don't get up in her face & is fine with cats. She loves her toys & has 100% Heeler personality & traits, she would do well in a home without small children. Elsa is fully vaccinated, dewormed, spayed & micro-chipped, her adoption fee is $200. Are you ready to add some sparkle & spunk in your life? Elsa's your gal! You can see more pictures of Elsa on our website, www.TheFurryFarmRescue.org or if you'd like to speak to a volunteer please call or text, 509-230-6540 Spokane

BERNESE MOUNTAIN DOG PUPPIES
Born December 5, mom & dad onsite, two males, first shots, dewormed & dewclaws done. Call or text, 509-370-7799 Otis Orchards

AKC IRISH WOLFHOUND PUPPIES
Nine males & four females, born December 28, 2025. $1800 limited registration or pet only $900. Non-refundable deposit to hold your puppy. FaceBook & Instagram; lakecitywolfies 208-661-0677 Post Falls

ROTTWEILER BELGIAN MALE MIX
15 weeks old, 1 male left! He's very sweet & mellow, $200. Call or text 509-299-0470, located 15 minutes west of Cheney

POMERANIANS
2 males available for their forever homes, first rounds of vaccines & dewormed, super playful & energetic, parents onsite. $300. Call/text 509-830-5239 or 509-830-5136, Granger

YORKIE TERRIER PUPPIES NEED LOVING HOMES
Mom is 8lbs & dad is 6lbs, vaccinations & deworming up to date, well socialized, three females, two males, non shedding & hypoallergenic, love to snuggle, parents are very smart, ready to go now. Please text or call, 509-720-9180 or 509-828-7042 Spokane Valley

DOGS & PETS

Is Looking for Therapy Dogs in This Area!

IS YOUR DOG
- Friendly & Sociable?
- Bring Joy to Both Young & Old People?

There is a huge need in this area for Therapy Dogs to visit medical facilities, retirement homes, hospice care, etc.

It's a great way to spend time with your dog & give back to your community. Your dog does NOT NEED to have ANY Special Obedience Training, or Therapy Dog Training.

WE TEST YOU & YOUR DOG AT NO CHARGE!

Please visit our webpage for information, and to apply

www.TherapyDogs.com

ADORABLE MALTIPOO PUPPIES
They have had a vet check up, dewormed, & first shots, hypoallergenic & the parents are 12-15 lbs. , they are very sweet & loving puppies. Call or text if interested, 509-680-8923 Colville

FULLY AKC REG. GOLDEN RETRIEVER FULLY PUPPIES
Born November 14, 2025, 2 males & 1 female, vet checked, deworming & vaccinations current, comes with an AKC packet, $1250. Text or call Brenda, 509-550-3571 Valley

MINIATURE AUSSIE DOODLES
No to low shedding, hypoallergenic extra soft coat, raised in my home so they are very socialized & family ready. 20-35lbs mature, health guaranteed, vaccinated, $600. Call or text Lori, 509-860-3302 www.CoolRiverHorses.com

TICA REGISTERED MAINE COON KITTENS
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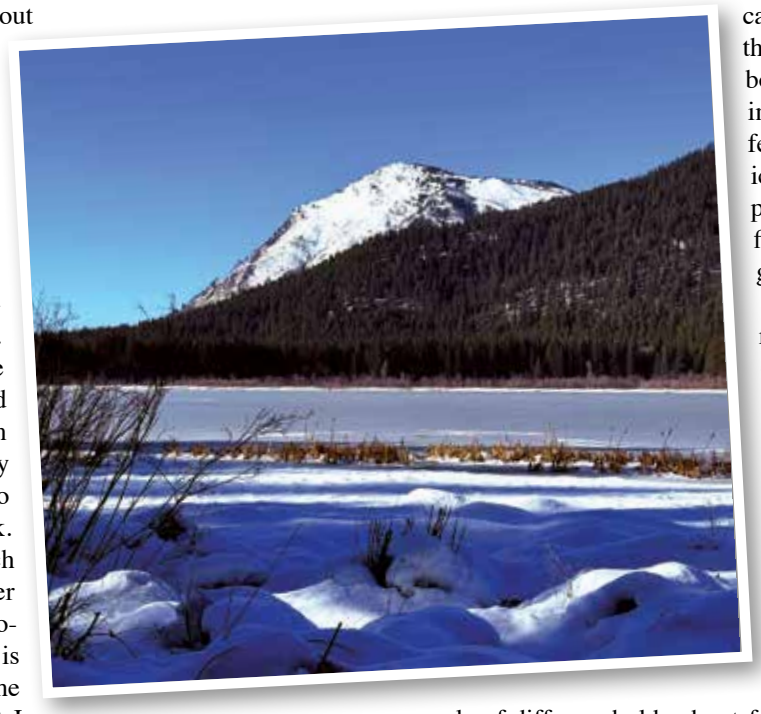
Fishing Magician

Dave Mansfield

Reach Dave @ www.FishingMagician.com or FishBoy@nwi.net "The Outdoor Insider"

Sunbreaks have been less frequent this past week, and fog has shrouded the highways and many of the destinations that anglers visit this time of year. Conditions sure are different. We usually have much more snow here in Leavenworth in January. When I look at the forecast for many places in the region, I see temperatures in the 50s.

We had family visiting from Anaconda, Montana, and they like to fish. Last summer I took them out on Lake Wenatchee for sockeye, and I was hoping to get up to Fish Lake, near Lake Wenatchee, and fish for trout from the dock at the Cove Resort. I wanted to be sure we could do that, so I drove up there to check on conditions. It was a clear and sunny day at the lake, which was a nice change from the foggy weather that we have been covered with in Leavenworth. Unfortunately, I found the cove frozen over. I could see that people had broken off chunks of ice so they could get their baits into the water from the dock. The chunks were an inch or two thick, and the water they had opened up was frozen again. There probably is some open water out on the main lake, and from what I could see, the ice is only two or three inches thick, and I wouldn't advise trying to walk on it. Looking at the forecast for this area there aren't many sub-freezing days. It is going to take a while for the ice to get thick enough for people to get out on Fish Lake and drill holes to catch the perch and other species. I know people are eager to fish here, and last year I found a couple of anglers that had traveled from Moses Lake. They were out here on a thin layer of ice! They were, of course, all by themselves. No one else would have risked fishing on such ice. I hear stories every year of people going through the ice. Always take caution this time of year. A few perch aren't worth the possibility of being plunged into freezing water. This week's photo is of Dirty Face mountain that overlooks Fish Lake and nearby Lake Wenatchee.



I hope I am the only one that was confused about the date of the actual 4th Annual Bonaparte Lake Ice Fishing Derby. When I was searching for information on the event, I found a second derby scheduled for January 31st. This one is supporting Veterans, but the annual event that most people are familiar with is on Saturday, January 24th. I found out about this one on their Facebook page. I noticed that the event on the 24th has cash and prizes that can be won all the way down to sixth place, for both Adults and Kids. There are a couple of different "classes" that people can enter. I see that there is an Adult Multi-Species class and an Adult Biggest Fish class. The folks at Bonaparte Lake Resort do a fantastic job of gathering prizes from a long list of sponsors. The cost to enter for each class is $15. You can register online or at the morning of the event, from 5:30 to 9:30, and fishing officially starts at 7 a.m. The weigh in will happen at 4 p.m. Sorry about me being confused and I would encourage you to attend both events!

I have posted information about a couple of ice fishing derbies that are happening in the higher elevations of our region on my website and Facebook pages. The first one is at Molson, near Oroville, and the other is at Bonaparte Lake, outside of Tonasket. Both of these get solid layers of ice early in the winter, long before other lakes get ice thick enough to allow for safe fishing. Many of you know that Curlew Lake, near Republic, is a very popular ice fishing destination in the winter. It has reputation of producing large perch, and I know people from Wenatchee who make day trips to this distant lake. I checked with the folks at Tiffany's Resort about ice conditions and they reported that there is very little ice on the lake as yet. Only the sheltered bay by the railroad trestle has a thin layer. Tiffany's is closed for the winter and isn't renting cabins, but they do keep the parking area by the boat launch open for parking. There is a ten dollar fee to park here, but many ice fishers are willing to pay the fee as the perch fishing near here is very good and well worth it.

I like to cook and make a variety of dishes from prize-winning chili to jambalaya. My wife's favorite, though, is my fish cakes. I will make these from kokanee, sockeye, Chinook or coho salmon. I will bake whatever fish I am going to use and flake the meat off the bones. I put the fish in a bowl that holds about four quarts. To that I add a mixture of onion and red pepper that I have saluted in butter. I use a whole sweet onion and a whole red pepper, and I also put about four tablespoons of dill in this pan. I think it helps bring out the flavor of the dill. I let this cool before I add it to the fish. While this is cooling, I stir up the flaked fish to make sure I have removed all of the bones. I put about four tablespoons of mayonnaise into the fish and then add the cooled onion, red pepper and dill. I crack one or two eggs and stir them in with all the other ingredients. The last thing I add is Panko for a crispy finish and mix it in until I can form cakes that won't fall apart. I fry them in olive oil and a touch of butter. I always wind up with more than my wife and I can eat in one sitting, so now I have vacuum sealed the leftovers that I can warm up in a fry pan or the oven.

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WEEKLY Horoscopes
for January 23-28

ARIES – Mar 21/Apr 20
You are unstoppable this week, Aries. Your famous pioneering spirit is magnified, giving you the green light for major breakthroughs. Take the lead in situations that excite you.

TAURUS – Apr 21/May 21
Prepare for a week of unexpected results, Taurus. A significant financial opportunity may appear out of the blue, or you might find yourself feeling extra secure at work.

GEMINI – May 22/Jun 21
Gemini, your social life is booming right now. You are a magnet for excellent ideas and exciting connections this week. Expect conversations that lead to professional opportunities.

CANCER – Jun 22/Jul 22
Right now you are hitting a major professional high point, Cancer. All eyes are on you, and your efforts may lead to some well-deserved recognition and rewards.

LEO – Jul 23/Aug 23
Prepare for adventure this week, Leo. The cosmos is urging you to expand your horizons and seek new inspiration. Your optimism is contagious as you make your plans.

VIRGO – Aug 24/Sept 22
This week brings a powerful sense of personal transformation and empowerment to you, Virgo. You have the energy to tackle complex matters and emerge feeling stronger and wiser.

LIBRA – Sept 23/Oct 23
Libra, your relationships are very strong this week. You'll find mutual respect and exciting shared goals through these alliances. If you're single, expect an unforgettable encounter.

SCORPIO – Oct 24/Nov 22
This week is perfect for optimizing your work-life flow and implementing small changes that will yield huge, positive results, Scorpio. You may need help mapping out goals.

SAGITTARIUS – Nov 23/Dec 21
Sagittarius, your sector of creativity, fun and romance are illuminated this week. Plan a date, unleash your artistic side or simply dedicate time to pure play. Delightful experiences await.

CAPRICORN – Dec 22/Jan 20
Home is the launchpad for success this week, Capricorn. Focus on developing your domestic environment. A refresh or redecoration can work wonders, especially to banish cabin fever.

AQUARIUS – Jan 21/Feb 18
Prepare for several days of remarkable connections, Aquarius. Your ideas and innovative concepts are sharp, which will compel others to aspire to be in your orbit.

PISCES – Feb 19/Mar 20
Your personal finances are set for an upward trajectory, Pisces. A new income stream may surface, or you might discover a hidden talent that you can monetize.

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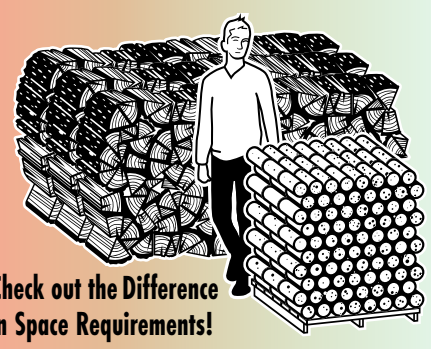

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400 hours, cab with AC, heated seat, aux hydraulics, quick coupler, ride control, front diff lock, 20.5-R25 radial tires, general purpose 3 yard bucket, rear camera, $155,000. More pictures at www.GreatNorthernEquip.com Calls only, 509-535-4427 Spokane

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2022 PETERBILT 389
Cummins ISx15 605hp, 18 speed, 3:36 rear end gears, 280 wheelbase, new turbo & actuator 4/1/25; new rebuilt engine 5/25/25 with 1 year warranty at 667,000 miles, lots of upgrades, $140,000. Optional package deal: 2024 53' Extreme trailer. For more information on this equipment please call or text, 509-879-6421 Spokane Valley

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Cummins ISx15 605hp, 18 speed, 3:36 rear end gears, 280 wheelbase, new turbo & actuator 4/1/25; new rebuilt engine 5/25/25 with 1 year warranty at 667,000 miles, lots of upgrades, $140,000. Optional package deal: 2024 53' Extreme trailer. Call/ text, 509-879-6421 Spokane Valley

2018 308 E2 EXCAVATOR
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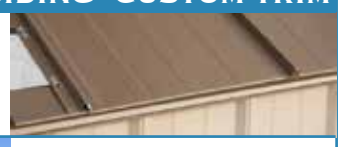

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2017 KOMATSU XT445L-3 FELLER BUNCHER
Quadco 24B 360 Hotsaw, 300hp Cummins, 6400 hours, excellent condition, $265,000. More pictures at www.GreatNorthernEquip.com Calls only, 509-535-4427 Spokane

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With Waratah 622B head, Logrite computer, 50% undercarriage, 20,000 frame hours, $35,000. www.GreatNorthernEquip.com Calls only, 509-535-4427 Spokane

2016 305E2 EXCAVATOR
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2017 KOMATSU XT460L-3 FELLER BUNCHER
Quadco 24B 360 Hotsaw, 300hp Cummins, 10,000 hours, 85% undercarriage, $195,000. More pictures at www.GreatNorthernEquip.com Calls only, 509-535-4427 Spokane

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Answer: Jodie Sweetin

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BLOCKS FROM EAST FARMS ELEMENTARY ON 1/4+ ACRE LOT
Open House, Saturday, January 24, 11am-1pm. 5617 N. Haye St, Newman Lake. 5 bedroom, 2 bath rancher with a basement, 2000 sq.ft., everything you need is on the main floor! New gas stove in the kitchen, all appliances stay including washer/ dryer, primary bedroom with private en-suite, downstairs has additional family room, massive storage room, fully fenced backyard, new roof, storage shed, covered patio, 2 car attached garage. This home has it all! $435,000. Call/ text Lenae Thornton, Keller Williams Spokane, 509-209-0741

OPEN HOUSE SATURDAY JANUARY 24 1PM-3PM
15915 W Silver Lake Rd, Medical Lake. 4 bedroom, 3 bathroom Tudor-style home with modern comfort. Fully fenced 2.65-acre lot, this property delivers unmatched privacy, space, & panoramic views of Granite Lake. Spacious living areas filled with natural light, rich architectural details, & thoughtful updates throughout. This home features big-ticket upgrades, including a new HVAC system, electrical improvements, & stylish kitchen upgrades & Solar panels that significantly reduce electric costs. Outside, the opportunities are endless. A detached, heated workshop with plumbing already in progress opens the door for your vision: create an ADU for guests, design your dream home gym, establish a private office, or customize it to fit you! Offered at $730,000, Hope Sawyer, 509-948-7383, Amplify Real Estate Services

OPEN HOUSE SATURDAY JANUARY 24, 1PM-3PM
10510 W Richland Rd lot 86, Cheney. 2019 Manufactured home on oversized lot. 3 bedroom, 2 bathroom, with 2 stall carport in gated and fenced community. Conveniently located within the West Terrace area, offering easy access to I-90 and 10 minutes to downtown and 15 minutes to Fairchild AFB. This home offers an Open floor plan with vaulted ceilings in the family room. Entertaining kitchen with island kitchen counter. Large primary bedroom with attached bath. The Fenced yard is private and offers plenty of storage in the garden shed. Additional features are the covered BBQ area, raised flower beds , and easy care yard. Community maintains the common areas and snow removal. VA loan is assumable. Offered at $290,000. Call Bill Davis 509-701-1793, Home Lake & Land Real Estate

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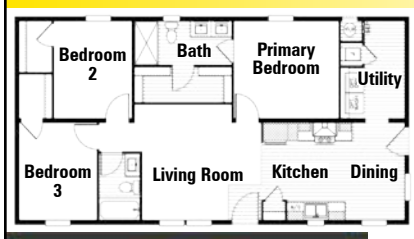

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OPEN HOUSE HIT LIST

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Saturday, January 24, 1pm-3pm

10510 W Richland Rd, Lot 86, Cheney
3 bedroom, 2 bathroom, Fenced yard
$290,000
Bill Davis, 509-701-1793
Home Lake & Land Real Estate

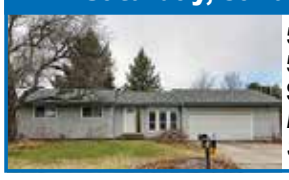
Saturday, January 24, 12-3pm

1313 S Wilbur Rd, Spokane Valley
2 bed, 1 bath, 30'x40' Shop
$459,900
Annette McAlister-Mundell, 509-991-5207
Realty One Group Eclipse

Saturday, January 24, 11am-1pm

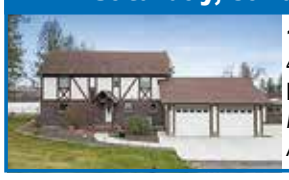
1111 Mountain Ave, Coeur d'Alene
3 Bedroom, 3 Bathroom, One block from the beach, **$1,395,000**
Anne Anderson, 208-660-4621
Lakeshore Realty

Saturday, January 24, 11am-1pm



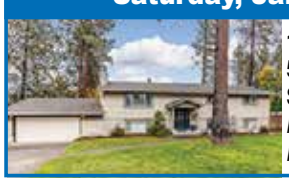
5617 N. Haye St, Newman Lake
5 bedroom, 2 bath rancher on 1/4 acre
$435,000
Lenae Thornton, Keller Williams Spokane, 509-209-0741

Saturday, January 24, 1pm-3pm



15915 W Silver Lake Rd, Medical Lake
4 Bedroom, 3 Bathroom, View of the Lake, **$730,000**
Hope Sawyer, 509-948-7383
Amplify Real Estate Services

Saturday, January 24, 1-4pm



1718 E 60th Ave, Spokane
5 bedroom, 3 baths, 0.34 acres on the South Hill, **$650,000**
Mikayla Hoffman, 509-270-6796,
Realty One Group Eclipse

Sunday, January 25, 11am-1pm

4001 N. Palouse Road, Colfax
3 bed, 2 bath home on 2 acres
$519,900
Lenae Thornton, Keller Williams Spokane, 509-209-0741

Sunday, January 25, 12pm-2pm

902 S. Bogen Court, Spokane
3 bedroom, 2 bath rancher on oversized lot, **$364,900**
Jacci Bottler, Homes 4 You, LLC, 509-456-5966

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4 bedroom, 2 bath home with cathedral ceilings, fireplace, fenced backyard & a shop in back. Great lower South Hill location, $320,000. Home is sold as is. Call Mary Guderjohn 509-230-4900 EXIT Real Estate North

OPEN HOUSE SATURDAY, JANUARY 24, 11AM - 1PM
1111 Mountain Ave, Sanders Beach neighborhood. Located just one block from the beach, this $1,395,000 home offers convenient single-level living with ample room for visitors. The property features 3 bedrooms, 3 bathrooms, a 2-car attached garage, & newer appliances. A highlight of the home is the beautiful sunroom, perfect for a home office or starting your early garden. Anne Anderson, 208-660-4621, Lakeshore Realty

20 ACRE LOTS WITH 180 DEGREE VIEWS
With southwesterly exposure & a wide variety of trees & wildlife. Mountain views, varied terrain. Several seasonal ponds, private but accessible, convenient for hunting, RVing, etc. Unimproved but options for power & fiber are available. Just 10 minutes to Diamond Lake, starting at $110,000. For more information contact Northwest Lands, www.NWLands.com or call 509-671-4353

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From Deer Park! Beautifully renovated 4 bedroom, 3 bath, on 9.77 scenic acres. Breathtaking panoramic views from your picture window or your back deck, private pasture, orchard, 30x80' barn. Open concept main floor, fully updated kitchen, primary suite with private bath, main floor laundry. Fully finished basement downstairs with two additional bedrooms, full bath & cozy family room. 12gpm well, located on paved road. Move-in ready, $675,000. Sue Palmer, Real Estate Marketplace NW, Inc. 509-435-2745

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CHARMING HOME WITH 30'x40' SHOP WITH TALL RV DOOR
In South Spokane Valley! Open House, Saturday, January 24, 12-3pm. 1313 S Wilbur Rd, Spokane Valley. Well-maintained home offers comfort, functionality, & space to spread out. Main floor features 2 bedrooms & 1 bath, spacious living area with cozy gas fireplace & fresh interior paint throughout. Downstairs features a large family room, den, laundry area, & plenty of storage plus another gas fireplace for those cool evenings. Enjoy easy indoor-outdoor living with a breezeway connecting the home to the attached 2 car garage & a detached 30'x40' shop with 12' tall RV doors perfect for hobbies & storage. Large covered patio, hot tub & fenced backyard with concrete curbing. Includes gas forced-air heat, central A/C, newer electrical panel & 8 year old roof. Nestled in a quiet South Spokane Valley neighborhood, this home offers the perfect blend of convenience, comfort, & value. $459,900. Call Annette McAlister-Mundell, Realty One Group Eclipse, 509-991-5207

MARLETTE HOMES, GOLDEN WEST HOMES, CLAYTON HOMES,
Fleetwood Homes & Palm Harbor Homes with online pricing including delivery & set up. The Home Boys, 3335 Travel Plaza Way, Pasco, WA 99301, 509-416-2840 or The Home Boys, 15906 E Sprague, Spokane Valley, WA, 99037, 509-481-9830, or online: www.TheHomeBoys.com Open 7 days a week 9am-5pm

A RIVER RUNS THROUGH IT! ENJOY FISHING, SWIMMING
And floating on your very own stretch of the Little Spokane River. Older manufactured home in good livable condition on 4.35 acres, 2 bedroom, 2 bath, spacious kitchen with island, formal dining, slider to the deck, perfect for full time living or a great place to stay if you want to build your dream home. Detached 2 car garage with shop space, manicured lawn rolls down to the river's edge, some fruit trees & an open space for a garden, $465,000. Sue Palmer, Real Estate Marketplace NW, Inc. 509-435-2745

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AUDUBON/ DOWN-RIVER 5 BEDROOM (4 EGRESS), 2 BATH HOME
Hardwood floors & large window with river canyon views. Bathrooms recently updated, set on a large lot with established garden beds offering privacy & outdoor space. Close to parks, trails & neighborhood amenities, $415,000. Mary Guderjohn, 509-230-4900 EXIT Real Estate North

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21 ACRE FULLY IMPROVED LOT
Beautiful parcel with creek. Private homesite, well, septic system & power, high speed fiber optic internet installed. Located off Hwy 20 near Usk, $219,900. For more information contact Northwest Lands, www.NWLands.com or call 509-671-4353

SPACIOUS & OPEN HOME ON THE SOUTH HILL
Open House January 24, 1pm-4pm. 1718 E 60th Ave, Spokane. Five bedroom South Hill home with 3 baths! Generous .34 acre yard in quiet cul-de-sac walkable to High Drive trail. Chef's kitchen with large granite island, gas range, abundant cabinets & open layout. Primary bedroom features double closets & ensuite. Well maintained home is move-in-ready. Light & bright lower level includes second living room & private home office. Cozy gas & wood burning fireplaces. $650,000. Call Mikayla Hoffman, 509-270-6796, Realty One Group Eclipse

SINGLEWIDE MOBILE HOME IN THE COUNTRY
Cheney/ Tyler area, 2 bedrooms, 1 bath, wood stove with electric heat, clean, quiet, small storage shed, 5 minutes to freeway. $800 month. 509-995-4826

COZY HOME ON 7.7 ACRES TUCKED AWAY AMONG THE TREES
In Clayton. 3 bedroom, 2 bath, 1665 sq.ft., peaceful, secluded & surrounded by nature, yet minutes from Hwy 395. Perfect setup for anyone who loves space, privacy & a bit of country charm. Ideal for horses with barn, garage/ shop & an additional 3 bay equipment shed. Laminate flooring, new carpets, spacious covered deck, propane heater in the living room, extra family room with wood stove, dedicated office space or extra bedroom. Enjoy country living, $479,000. Sue Palmer, Real Estate Marketplace NW, Inc. 509-435-2745

BEAUTIFUL FLAT 20 ACRES IN NORTH SPOKANE COUNTY
Partially fenced, ready to build on, power at road, surveyed with seasonal creek, $130,000. Don, 253-719-4364 Bremerton

RANCHER ON OVER-SIZED LOT IN AIRWAY HEIGHTS
Open House Sunday, January 25, 12pm-2pm. 902 S Bogen Court, Spokane 99224. 3 bedroom, 2 bath, 1227 sq.ft., great room design, granite counters, stainless steel appliances & upgraded cabinets. Primary suite with walk in closet & full bathroom. Gas water heater & energy efficient gas furnace, central AC. Spacious 2 car garage, covered patio, fenced backyard with sprinkler system. Convenient location, water/ sewer provided by City of Spokane not Airway Heights. Close to shopping, restaurants, Fairchild AFB & airport, $364,900. Jacci Bottler, Homes 4 You, LLC, 509-456-5966

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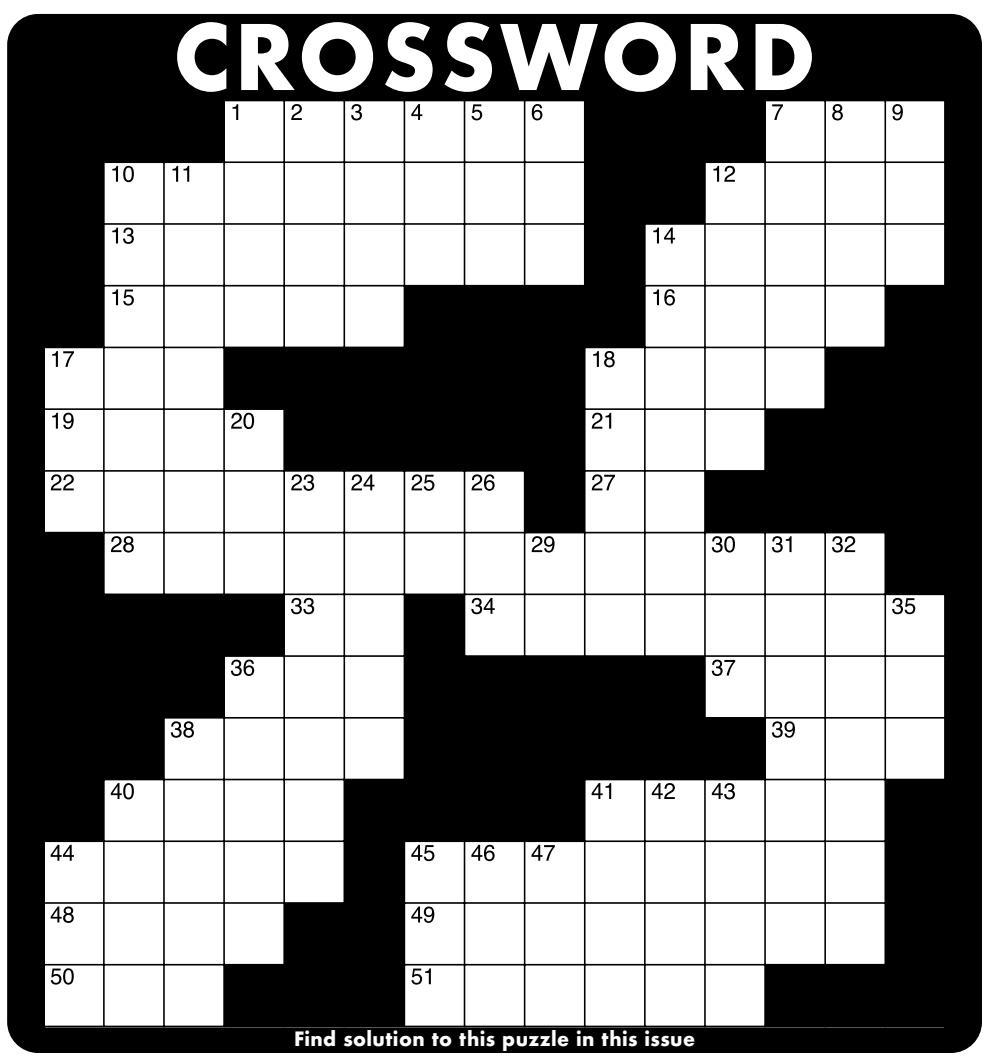
12. Discount
13. D.C. ballplayer
14. Partner to "oohed"
15. Engine sound
16. Japanese ornamental box
17. Fido is one
18. Amounts of time
19. DiFranco and Phyo are two
21. Yearly tonnage (abbr.)
22. Make secret plans
27. "Tiny Bubbles" singer
28. "His Airness"
33. Morning
34. Perfected
36. Winger guitarist Beach
37. Abba __, Israeli politician
38. Self-immolation by fire ritual
39. A way to save money
40. Pulpit
41. Make ecstatically happy
44. Once more
45. Works on
48. Nocturnal S. American rodent
49. State again
50. Expression of disappointment
51. Type of door

DOWN

1. Yugoslavian communist leader
2. Exchange rate
3. High school dance
4. Peter's last name
5. When you anticipate arriving
6. Israeli city __ Aviv
7. Goat-like mammals
8. Margarine
9. End-of-the-spectrum color
10. Make poisonous
11. Popular beverage
12. Actress Lathan
14. Where planes land and depart
17. Political fundraising entity
18. The distinctive spirit of a people or an era
20. Buffer used in microbiology
23. Light, open carriage
24. Metrical feet
25. Email subject line feature
26. A street with lots of nightmares
29. Rapper Rule
30. River in Scotland
31. One who settles a dispute
32. Most chummy
35. We all have our own
36. Arab tribe
38. Slap
40. Ottoman military commanders
41. Scottish or Irish Gaelic language
42. Emit coherent radiation
43. Sun or solar disk (Egyptian mythology)
44. Inclined to
45. Olfactory reference syndrome
46. Chest muscle (slang)
47. Body part



Find solution to this puzzle in this issue

Real Estate Trends & Advice

WHAT DOES THAT MEAN?

Have you ever met with a real estate agent or gone through the entire buying or selling process and heard terms or acronyms that you did not understand? We try to be as clear as possible in our communication throughout the buying and selling process. However, we may use some terms that we use all the time and don't realize it may not be as clear as we think. Here is a list of common real estate terms and acronyms that you might hear:

"MLS" – Multiple Listing Service. Agents who belong to a real estate association have agreed to cooperate and upload all of their listings to this database.

"Contingency" – In a contract to purchase real estate, a contingency is something that must happen for the sale to continue. For example, a home inspection, financing, or well and septic tests.

"Feasibility" – This is a contingency in a contract that allows the prospective buyer to conduct due diligence on the property and verify its usability for the buyer's intended use.

"CC&R" – Covenants, Conditions, and Restrictions are legally binding rules found in planned communities and subdivisions. They govern how homeowners may use and maintain their homes and properties and often coincide with homeowners associations.

"HOA" – Homeowners Association. A private organization that creates and enforces rules (CC&Rs) in a planned community, maintains common areas, and may collect dues and fees from residents for these purposes.

"PMI" – Private Mortgage Insurance is an insurance policy lenders require when a borrower makes a down payment of less than 20%. It protects the lender (not the borrower) against losses and increases the borrower's monthly mortgage payment. With some loan types, PMI can be canceled once home equity reaches 20% of the home's value.

"FHA Loan" – A mortgage insured by the Federal Housing Administration. This government-insured loan protects the lender from losses, allowing loans with lower down payments, lower credit score requirements, and lower closing costs. FHA loans require mortgage insurance.

"Seller Financing" – A property seller can act as the lender, providing a loan directly to the buyer instead of the buyer obtaining a traditional mortgage from a bank. This is typically done using a real estate contract or a note and deed of trust. Seller financing allows the seller to earn interest on the loaned funds and, in some cases, provides fewer barriers and lower costs for the buyer.

If you don't understand something your agent says, ask them what they mean!

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2006 CHEVY TRAILBLAZER
Stock #12530,4x4, 3rd row seat. Was $4,995 now $3,988. Call TK Auto Sales 509-279-2302, 509-939-4674 (cell) or visit 3024 N. Market, Spokane. www.TKAutoSalesSpokane.com

2004 CHEVY TAHOE
Stock #11309B, 4x4, leather, loaded up, low miles. Was $7,995 now $6,988. Call TK Auto Sales 509-279-2302, 509-939-4674 (cell) or visit 3024 N. Market, Spokane. www.TKAutoSalesSpokane.com

2010 HYUNDAI GENESIS COUPE
3.8 Grand Touring, clean title, sporty, great Carfax! 110,000 miles, $6,495. Call or stop by V8 Auto Sales 509-866-1313 www.V8AutoSales.com 6612 N. Market St., Spokane

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IN ACCORDANCE WITH THE REVISED CODE
Of Washington (RCW 46.55.130), Randy's Towing #5244 will sell to the highest bidder the following vehicles on Thursday, January 29, 2026 at 12pm. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-422-3170 for questions regarding this auction. The sale location is: 2135 Elmway, Okanogan. 1997 Ford F-450 SD, #1FDLF47G8VEB98242; 2006 Chevrolet Malibu, BJZ1362, #1G1ZT51886F276036; 2001 Chevrolet S10 Pickup, C96095U, #1GCDT13W21K236850; 1979 Chevy Dry Van, B40011E, #C17DD9V123600; 2010 Honda CR-V, NJ737U, #5J6RE4H58AL050106; 1992 Chevrolet P30, CCJ0603, #1GBKP37N3N3320057

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2006 CHEVY TRAILBLAZER Stock #12530 (4x4, 3rd Row Seat)	*WAS $4,995*	**$3,988**
2002 CHRYSLER SEBRING Stock #10994 (Clean Ride, Loaded)	*WAS $4,995*	**$3,988**
2006 FORD TAURUS Stock #12551 (V6, Nice Car)	*WAS $4,995*	**$3,988**
2008 DODGE CALIBER Stock #12113 (Good Car)	*WAS $4,995*	**$3,988**
2007 GMC ENVOY Stock #12018A (AWD, Leather, Loaded)	*WAS $5,995*	**$4,988**
2013 CHEVY IMPALA Stock #11885 (V6, Loaded)	*WAS $6,995*	**$5,988**
2004 CHEVY TAHOE Stock #11309B (4x4, Leather, Loaded Up, Low Miles)	*WAS $7,995*	**$6,988**
1996 CHEVY SILVERADO Stock #12541 (Extra Cab, 4x4, Good Miles)	*WAS $7,995*	**$6,988**
2008 GMC SIERRA Stock #12341 (Extra Cab, 4x4, Real Nice Truck)	*WAS $10,995*	**$9,988**

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Four wheel drive, 1.6 liter, 4 cylinder engine, 96,000 miles, $4995. Call or stop by V8 Auto Sales 509-866-1313 www.V8AutoSales.com 6612 N. Market St., Spokane

2000 BUICK LESABRE LIMITED
Ultra reliable, four wheel drive, great Carfax! $1500 down. Call or stop by V8 Auto Sales 509-866-1313 www.V8AutoSales.com 6612 N. Market St., Spokane

2004 GMC ENVOY X4V SLE - $4800
Sport Utility, Divider for dog, new tires! Call Becker Used Cars & Trucks 509-325-4296 ; or 509-710-0244 (cell) or visit 3518 N. Division, Spokane

2010 CHRYSLER 300
Silver with black interior, 106,000 miles, non smoker, rear wheel drive, V6, runs & looks great, $5000 or best offer. No text, thanks, 509-325-0448 Spokane

2014 JEEP WRANGLER RUBICON UNLIMITED
4WD, removable hard top, smooth ride! 150,000 miles, $11,995. Call or stop by V8 Auto Sales 509-866-1313 www.V8AutoSales.com 6612 N. Market St., Spokane

2011 FORD MUSTANG
V6 engine, automatic, leather seats, $8977. Call or stop by TK Auto Sales www.TKAutoSalesSpokane.com 509-242-3588. 6904 E. Sprague, Spokane Valley

1916-1990 LICENSE PLATES
Washington, Idaho, Montana, Oregon, register your vintage year license plates to the same year auto, pay only a one time fee. 509-926-9266; 509-999-9855 Spokane, dlee40@comcast.net

IN ACCORDANCE WITH THE REVISED CODE
Of Washington (RCW 46.55.130), Randy's Towing #5244 will sell to the highest bidder the following vehicles on Thursday, January 29, 2026 at 12pm. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-422-3170 for questions regarding this auction. The sale location is: 2135 Elmway, Okanogan. 1997 Ford F-450 SD, #1FDLF47G8VEB98242; 2006 Chevrolet Malibu, BJZ1362, #1G1ZT51886F276036; 2001 Chevrolet S10 Pickup, C96095U, #1GCDT13W21K236850; 1979 Chevy Dry Van, B40011E, #C17DD9V123600; 2010 Honda CR-V, NJ737U, #5J6RE4H58AL050106; 1992 Chevrolet P30, CCJ0603, #1GBKP37N3N3320057

NW MOTORSPORTS Report

"Going fast is your job...Telling people about it is ours...!"

Schrader drove his green No. 17 modified to the title at Northport in 2025. Cory Schrader photos

CORY SCHRADER: 2025 NORTHPORT MODIFIED CHAMPION | By Chelsea Schrader

Cory Schrader. Cory Schrader photos

NORTHPORT — Cory Schrader, 2025 Modifieds Season Champion #17, has been racing at Northport Raceway since 2005, beginning his career in the Fever Four division. In 2008, he made the move into the Modifieds class and immediately proved he belonged, capturing a championship in his very first year. That early success set the tone for a career defined by consistency, determination, and a calculated approach every time he takes to the track.

Since then, Schrader has continued to build an impressive legacy in the Modifieds division, earning additional championships in 2010, 2014, 2022, 2024, and most recently securing his sixth overall championship during the 2025 season. Known for his strategic racing style and calm presence behind the wheel, Cory is always searching for ways to improve, constantly fine-tuning his performance and pushing himself to be better year after year.

The 2025 season was especially meaningful, as Cory took on a more hands-on role than ever before. Throughout the year, he completed the car's maintenance and repairs himself, working side by side with the support of his wife. Their dedication and teamwork behind the scenes played a crucial role in keeping the car competitive week after week and were a key part of this championship run. Cory also thanks thanks sponsor, Stitch and Ink Studio.

Looking ahead, Schrader Nation Racing is excited to take on another season with a new car. While there will undoubtedly be a learning curve, Cory will head into the year with an open mind and the same disciplined, calculated approach that has defined his career. He will continue to evaluate each race carefully, making thoughtful adjustments to the car and refining his driving style as needed, always focused on improvement and long-term success.

Beyond the track, Cory Schrader is a devoted father, husband, son, brother, and a great friend to many. His dedication both on and off the racetrack is unmatched, and his commitment to family, friendships, and the racing community reflects the same passion, work ethic, and integrity that have defined his long-standing success at Northport Raceway.

NORTHPORT 2025 MODIFIED POINT LEADERS

Pos; Driver; Points
1. Cory Schrader; 454
2. Trevor Warren; 378
3. LeeAnn Zaitsoff; 376

WE'RE LOOKING FOR 2025 CHAMPS!

We're asking 2025 racetrack or racing organization champions to contact us to be featured in the NW Motorsports Report found each week in The Exchange classified paper. If you have won a track or racing group season points title in 2025 contact us by email: **nwmotorsportsreport@gmail.com** or via **text/phone 509-220-8018** and we'll tell you what we need to be featured in the largest print circulation publication in the Inland Northwest.

Ask us how we can help YOU!
509-220-8018 | nwmotorsportsreport@gmail.com